

**ORDINANCE NO. 2026-1551**

**BOROUGH OF TINTON FALLS  
COUNTY OF MONMOUTH, NEW JERSEY**

**AN ORDINANCE CREATING A NEW CHAPTER 26 OF THE BOROUGH CODE,  
TO BE ENTITLED “SHORT-TERM RENTALS”**

**CHAPTER 26: SHORT-TERM RENTALS**

**§ 26-1. Definitions.**

As used in this chapter, the following terms shall have the meanings indicated:

**DWELLING** — Any building or portion thereof designed or used exclusively for one or more dwelling units.

**SEGMENTED DWELLING** — A room within or section of a dwelling that constitutes an area less than the entire dwelling.

**§ 26-2. Purpose and scope.**

- A. This chapter aims to curtail, and in certain circumstances prohibit, the increasingly widespread practice of renting or leasing various types of dwellings, or segments thereof, located primarily in residential neighborhoods, on a short-term basis to transient guests. This practice has been popularized and facilitated by various online sites that advertise and broker these rentals. Left unregulated, this practice will transform many residential dwellings into a detriment to the health, safety, and quiet enjoyment of the affected neighborhoods.
- B. This chapter does not apply to lawfully established and operating hotels, motels, rooming houses, boardinghouses, and bed-and-breakfast establishments.
- C. This chapter does not apply to any residential or commercial property that has obtained a permit under Section 5-10, Commercial Film and Photography Permits, for any use within the scope of the permit.
- D. Notwithstanding the provisions of this chapter, no rental shall be permitted without obtaining a required certificate of occupancy prior to occupancy.

**§ 26-3. Short-term rentals prohibited.**

No dwelling, or segment thereof, may be rented or leased for a term of less than 30 days.

**§ 26-4. Commercial rentals.**

The lease or rental of any dwelling for commercial or corporate purposes is prohibited.

**§ 26-5. Rentals of amenities.**

The lease or rental, for any purpose, of any amenity, feature, accessory, or appurtenance to or associated with a dwelling is prohibited.

**§ 26-6. Advertisement.**

The print, electronic, or internet advertisement of any rental that is prohibited by or fails to comply with the provisions of this chapter or any other applicable provision of the Borough Code is prohibited.

**§ 26-7. Enforcement.**

The Division of Code Enforcement and the Police Department are empowered to enforce this chapter.

**§ 26-8. Violations and penalties.**

- A. Every person convicted of a violation of a provision of this chapter shall be subject to the maximum fine and penalties established under N.J.S.A. 40:49-5 and any subsequent amendments thereto.
- B. Each and every day a violation of this chapter persists shall constitute a separate violation.
- C. To the extent the conduct prohibited under this chapter also violates other provisions of the Borough Code, those violations constitute separate offenses subject to additional fines and penalties as prescribed.

**SECTION 2. Repealer.**

All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

**SECTION 3. Severability.**

Each section, subsection, sentence, clause and phrase of this Ordinance is declared to be an independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of this Ordinance to be unconstitutional, void or ineffective for any cause or reason shall not affect any other portion of this Ordinance.

**SECTION 4. Effective Date.**

This Ordinance shall take effect upon final passage, adoption and publication in the manner prescribed by law.