

**TOWN OF WEST NEW YORK
COUNTY OF HUDSON, STATE OF NEW JERSEY**

ORDINANCE #10/26

**AN ORDINANCE TO AMEND § 312-19 OF THE TOWN CODE ENTITLED
“MAXIMUM INCREASE” TO CAP COMBINED ANNUAL RENT INCREASES AT NO
MORE THAN THREE PERCENT (3%)**

WHEREAS, the Town of West New York has adopted Chapter 312 of the Town Code to regulate rent increases and protect residential tenants within the municipality; and

WHEREAS, Section 312-19 of the Town Code (“Maximum increase”) currently provides that combined rent increases for all causes shall be limited to fifteen percent (15%) in any one twelve-month period; and

WHEREAS, the governing body finds that limiting rent increases to an amount more closely tied to changes in the cost of living will promote housing stability, reduce displacement, and better protect tenants from sudden and excessive rent increases; and

WHEREAS, the governing body desires to amend § 312-19 of the Town Code to replace the existing maximum allowable increase with a cap not to exceed three percent (3%).

NOW THEREFORE, BE IT ORDAINED by the Mayor and the Board of Commissioners of the Town of West New York, County of Hudson, State of New Jersey hereby authorize Ordinance 312-19 to be amended and revised as follows:

SECTION ONE

Chapter 312-19 entitled “Maximum increase,” shall be deleted in its entirety and replaced as follows:

§ 312-19. Maximum increase.

In all cases, combined rent increases for all causes shall be limited to an amount not to exceed three percent (3%) in any one twelve-month period.

The landlord shall make every effort to assert all increases authorized under this chapter in a single annual notice to tenants to be effective on the date on which the cost-of-living increase becomes effective.

SECTION TWO

Severability. If any term or provision of this Ordinance is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, in whole or in part, such determination shall not affect the validity of the remaining terms and provisions of this Ordinance.

SECTION THREE

Repealer. To the extent that any provision of the Code of the Town of West New York is found to conflict with this Ordinance, in whole or in part, this Ordinance shall control.

SECTION FOUR

In order to avoid accidental repeal of existing provisions, the Town Clerk and the Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION FIVE

This Ordinance shall take effect upon passage and publication as required by law.

SUMMARY OF ORDINANCE

This Ordinance amends Section 312-19 to allow a maximum rent increase of rent controlled units at 3% per year.

Introduced: April 1, 2026

Notice

The foregoing Ordinance was adopted for first reading by the Mayor and Board of Commissioners of the Town of West New York, New Jersey, on **April 1, 2026** and ordered published, for consideration before final passage at a public hearing on **April 15, 2026 at 6:30 p.m.** held remotely or in person. Instructions regarding attendance and participation in the meeting will be posted on the Town's website: <http://www.westnewyorknj.org/>. A copy of this Ordinance has been posted on the bulletin board upon which public notices are customarily posted on in the Town Hall of the Town of West New York, and a copy (at no charge) is available up to and including the time of such meeting to the members of the public of the Town who shall request such copies, at the Office of the Town Clerk in said Town Hall in West New York, N.J.