

CITY OF VINELAND, N.J.

ORDINANCE NO. 2026-55

ORDINANCE AMENDING ORDINANCE 2025-41, AS AMENDED,
CHAPTER 537 SECTION 537-2 OF THE CODE OF THE CITY OF
VINELAND ENTITLED PROPERTY MAINTENANCE; AMENDMENTS
TO STANDARDS.

On May 27, 2025, Council adopted the 2024 Edition of the International Property maintenance Code (IPMC) for the necessary for the health safety and well-being of the residents of Vineland. City Council finds it necessary to address requirements for air conditioning/cooling. This ordinance shall express requirements for owners and operators of any building who rent, lease or lets one or more dwelling unit wherein either express or implied terms thereof require air conditioning or cooling mechanisms to be property functioning at all times. This ordinance shall add the following:

Cooling Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units on terms, either express or implied, to furnish air conditioning or cooling mechanisms to the occupants thereof shall supply sufficient cooling during the period of May 1 to September 14 to maintain the room temperatures at no more than 74 degrees Fahrenheit. No owner or operator of any building who rents, leases or lets one or more dwelling units shall prohibit the occupant thereof from installing a 115V portable air conditioning unit of such size as necessary to provide sufficient cooling to the dwelling unit not to exceed 15,000 BTU provided, however, said occupant notifies the owner or operator in writing of their intent to do so and further, provided that the electrical outlet for said unit is not less than 15 amp. The occupant shall be responsible for any damage caused by improper installation.

The above ordinance was introduced and passed on its first reading at a meeting of the Council of the City of Vineland conducted on July 14, 2026 and is scheduled for a second reading, public hearing, and adoption at a meeting of said Council scheduled for Tuesday, July 28, 2026, at 5:30 p.m., prevailing time, in City Council Chambers, City Hall, Seventh & Wood Streets, Vineland, NJ.

This ordinance is posted on the official bulletin board on the ground floor lobby of City Hall and full copies may be obtained by anyone without cost from the office of the Municipal Clerk, or by visiting the City's website, www.vinelandcity.org, under "City Council," "Current Council Meeting Agenda."

RICHARD G. FRANCHETTA, EJD, RMC, CPM
CITY CLERK