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**Short-Term Rental Property (STRP) Frequently Asked Questions**

**Chapter 33 of the City of Bayonne Planning and Development Regulations, Article XX, Section 33-20 (the “Ordinance”) establishes the permitting requirements and penalties for Short-Term Rentals in the City of Bayonne. The following will serve to summarize the Ordinance requirements and answer some common questions.**

**What is a Short-Term Rental (“STR”)?**

*Short-Term Rental (hereinafter "STR") shall mean the accessory use of a dwelling unit as defined in this section for occupancy by someone other than the unit's owner or permanent resident for a period of sixty (60) days or fewer consecutive days, which dwelling unit is regularly used and kept open as such for the lodging of guests, and which is advertised or held out to the public as a place regularly rented to transient occupants as defined in this section.*

**What does STRP stand for?**

*STRP is short for Short-Term Rental Property.*

**Who is allowed to be a STRP landlord?**

*A STRP may only be operated by a property owner after obtaining a license.*

**What does “Owner-Occupied” mean?**

*Owner-Occupied shall mean the owner of the property who resides in the STRP, or in the principal residential unit with which the STRP is associated on the same lot and identifies same as his or her principal residence as that term is defined in this section. For purposes of Section 33-20.1, if the owner of the property is an entity other than an individual or individuals, then at least one principal or member of the owner entity must reside in the STRP, or in the principal residential unit with which the STRP is associated on the same lot and identify same as his or her principal residence as that term is defined Section 33-20.1.*

**What does “Principal Residence” mean?**

*Principal Residence shall mean the address: (1) where at least one of the property owners spends the majority of his or her non-working time; (2) which is most clearly the center of his or her domestic life; and (3) which is identified on his or her current driver's license or state identification card as being his or her legal address. All the above requirements must be met in order for an address to constitute a principal residence for purposes of Section 33-20.*

**What does “Responsible Party” mean?**

*Responsible Party shall mean STRP owner or a person (property manager) designated by the owner to be called upon and be responsible at all times during the period of a STR and to answer for the maintenance of the property, or the conduct and acts of occupants of the STRP, and, in the case of the property manager, to accept service of legal process on behalf of the owner of the STRP.*

**What does “Short-Term Rental Property Agent” (“STRPA”) mean?**

*Short-Term Rental Property Agent shall mean any New Jersey-licensed real estate agent or other person designated and charged by the owner of a STRP, with the responsibility for making the STR Application to the City on behalf of the owner and fulfilling all of the obligations in connection with completion of the STRP permit application process on behalf of the owner. Such person shall be available for and responsive to contact on behalf of the owner at all times.*

**Can a tenant be a STRP landlord?**

*No; see Section 33-20.2.G; Regulations pertaining to short-term rentals.*

**Is there a limit on the number of nights that a STRP can be rented as a STR?**

*By definition, a STRP cannot be rented more than sixty (60) days per calendar year.*

**How can a property owner apply for a license?**

*An application must be submitted through the Spatial Data Logic (SDL) Online Portal: Click here to access the link: [LINK](#)*

*(Applicant will be required to create an account on the Spatial Data Logic (SDL) Portal).*

**When will the license be issued?**

*Upon satisfactory inspections, the license will be issued within thirty (30) calendar days.*

**Can a STRP owner operate a STR without a license?**

*No; an individual or entity may not operate a STRP or advertise a residential property for use as a STRP, without the owner/operator of the property first obtaining a STRP License issued by the Department of Planning, Zoning and Development.*

**Is an inspection required?**

*Yes; see Section 33-20.4; application process for short-term rental license and inspections. Once the license application is reviewed and all the necessary documents are verified, inspections for compliance with the City’s Fire Safety, Building and Zoning Department’s regulations will be coordinated and scheduled. Renewal Applications only require the Inspection Form every three years.*

**How do I find the status of my application?**

*You must refer to the SDL Online Portal. Click here to access the link: [LINK](#)*

**What are the requirements for obtaining a license?**

*All requirements may be found in the City of Bayonne Ordinance Chapter 33-20 - ARTICLE XX Short Term Rental. Contact information to obtain some of the required documents is listed below:*

- *Proof of no more than ONE DANGEROUS CONDITION within last year. Go to: <https://www.njcourts.gov/> Click: **NJMCDIRECT** (top right) will take you to their portal. Select: **Use Municipal Court Case** (lower left) to search your name. Provide image of results.*

- *Proof of no NOISE VIOLATION within the last two years. Go to: <https://www.njcourts.gov/> Click: **NJMCDIRECT** (top right) will take you to their portal. Select: **Use Municipal Court Case** (lower left) to search your name. Provide image of results.*
- *Proof of no outstanding fines/penalties. Go to: <https://www.njcourts.gov/> Click: **NJMCDIRECT** (top right) will take you to their portal. Select: **Use Municipal Court Case** (lower left) to search your name. Provide image of results.*
- *Proof that any prior CODE VIOLATIONS have been abated and that any OPEN CONSTRUCTION PERMITS have been closed – An OPRA request to the Building Department can provide this: [https://www.bayonnenj.org/\\_Content/pdf/forms/clerk/opra.pdf](https://www.bayonnenj.org/_Content/pdf/forms/clerk/opra.pdf)*
- *If an LP, LLP, LLLP, LLC, PLLC, C-Corporation, or an S-Corporation, then a current Certificate of Formation and Certificate of Good Standing (must be 6 months or less) is required. These are not required for a sole-proprietorship or general partnership. Use the following links below:  
Certificate of Formation: <https://www.njportal.com/dor/businessformation/home/welcome>  
Certificate of Good Standings: <https://www.nj.gov/treasury/revenue/standcert.shtml>*
- *Proof of no outstanding taxes from: <https://www.bayonnenj.org/Departments/tax-collection>*
- *Proof of no outstanding water and sewer chargers must be obtained from:  
Veolia  
110 Oak Street  
Bayonne, New Jersey 07002  
Call 888-434-0518 or visit their website at <https://mywater.veolia.us/bayonne/standard-home>  
(The applicant must specify that they are requesting confirmation of no outstanding water and sewer charges as required for a STRP License. The request must include the property address (including unit number), name, and current address of the owner.)*
- *Copy of approved STRP Inspection Form indicating property has been inspected for compliance with City's Fire Safety Regulations/Property Maintenance Code within the past three (3) years. An OPRA request to the Building Department and the Bayonne Fire Department; Attention Chief Weaver, can address this: [https://www.bayonnenj.org/\\_Content/pdf/forms/clerk/opra.pdf](https://www.bayonnenj.org/_Content/pdf/forms/clerk/opra.pdf)*
- *Zoning Compliance Certificate (Zoning Determination Letter) from:  
Tracey Tuohy, Zoning Officer  
City of Bayonne - Planning, Zoning and Development  
630 Avenue C (Room #13)  
Bayonne, New Jersey 07002  
(Applicant must provide a letter to the Zoning Officer that they are requesting a Zoning Determination Letter required for a STRP License, along with a check in the amount of \$50 made payable to the City of Bayonne. The request must include the property address (including unit number), name, and current address of the owner.)*