

## Landlord Suggested Actions

*Great strides have been made to improve the quality of life for SIC property owners by curbing disorderly and indecent conduct of seasonal renters. This is a direct consequence of the effective cooperation between TWTP and the City. TWTP feels that it could provide a further service by compiling a list of suggested actions a landlord could take to reduce the likelihood of outrageous and excessive behavior by some renters. By assisting the landlord in being proactive, perhaps we can foster better relationships between neighbors and "preserve the peace and tranquility of the City of Sea Isle City for its permanent residents as well as to maintain its viability as a vacation resort for families". Landlord suggested actions are:*

1. Screen your potential renters as to their level of responsibility, possibly obtaining a letter of recommendation for group rentals that certifies as to their proper conduct on past rentals. Recognize your potential liability as a landlord if you rent to underage groups who may indulge in underage drinking.
2. Inform potential renters as to their responsibilities regarding noise, trash, profanity, size of groups, etc.
3. Include an addendum to your rental agreement, spelling out specific conduct required and/or prohibited during the rental period. Emphasize the eviction remedy as a result of egregious activities.
4. Visit your rental property periodically (at least monthly) to evaluate tenant conduct as to trash, property damage, evidence of large groups, etc. If you are unable to personally visit, make arrangements with your property manager and/or real estate agent to visit the property and provide reports to you.
5. Exchange phone numbers with your neighbors and periodically solicit their feedback. Encourage them to contact you, if there are problems with your renters regarding trash, noise, profanity, etc.
6. Stay abreast of excessive behavior on your property by also contacting SIC town departments regarding complaints, summons and/or arrest activity for:
  - Noise, drinking and disorderly conduct violations, large parties and other egregious activities:  
Police Department 263-4311 extension 2227
  - Trash violations and rental permits:  
Code Enforcement Department 263-6000 extension 9
7. Evict tenants who violate your rental agreement, including addendums, before their actions become your problem (e.g. hearings, bond postings, lawsuits, etc.).
8. Review our town ordinances on the **SIC website**: <http://www.sea-isle-city.nj.us/> and select "City Codes" from the menu on the left of the city homepage. The applicable ordinance for landlords is found in Chapter XI Rental **Housing** under Paragraph 11-7 "**Responsible Seasonal Rental Dwellings**".

*This is not meant to be a comprehensive list of actions that if taken would relieve the landlord of responsibility when excesses occur, but rather are suggestions which may reduce the frequency and severity of occurrences.*