

**PUBLIC NOTICE
TOWNSHIP OF FRANKLIN,
SOMERSET COUNTY
ADOPTION OF ORDINANCE
NO. 4516-26**

**PUBLIC NOTICE IS HEREBY
GIVEN** that the following ordinance
was approved for final adoption
by the Township Council of the
Township of Franklin at a Regular
Meeting held on August 11, 2026:
**AN ORDINANCE AMENDING
THE MUNICIPAL CODE OF
THE TOWNSHIP OF FRANK-
LIN, COUNTY OF SOMERSET,
STATE OF NEW JERSEY, CRE-
ATING A NEW CHAPTER 315,
SHORT TERM RENTALS.**

SUMMARY

Ordinance No. 4516-26 amends the
Municipal Code of the Township
of Franklin by creating a new
Chapter 315, Short Term Rentals,
establishing a comprehensive per-
mitting and regulatory framework
for short-term rentals (STRs) of
residential dwelling units for periods
of 30 consecutive days or less.
The chapter permits STRs only in
owner-occupied properties where
the owner legally identifies the prop-
erty as their principal residence —
including qualifying condominium
units, single-family residences, one
unit of an owner-occupied two-family
or multifamily dwelling, or individual
rooms within an owner-occupied
single-family home — and expressly
prohibits STRs in non-owner-occu-
pied properties. Owners must obtain
an annual STR permit from the
Township Clerk with a non-refund-
able \$250 application/registration
fee, provide proof of ownership and
a minimum of \$500,000 in general
liability insurance, designate a
24/7 responsible party and rental
agent, maintain adequate off-street
parking, and be current on all taxes,
water and sewer charges, and code
violations.

The ordinance also requires booking
services (such as Airbnb and VRBO)
to register annually with the Town-
ship for a \$100 fee and verify permit
status of listed properties, imposes a
3% municipal occupancy tax pursuant
to N.J.S.A. 40:48F-1 et seq., restricts
rentals to primary occupants age 21
or older, limits maximum occupancy,
and establishes escalating penalties
for violations of \$250 per day for a
first offense, \$1,000 per day for a
second offense, and \$2,000 per day
for subsequent offenses, with permit
revocation possible after two or
more substantiated complaints.

Ann Marie McCarthy, RMC, MMC
Township Clerk
Posted August 14, 2026
[https://www.franklintwpnj.org/govern-
ment/public-notices](https://www.franklintwpnj.org/govern-ment/public-notices)
[https://nj.gov/state/statewide-legal-no-
tices-list.shtml](https://nj.gov/state/statewide-legal-no-tices-list.shtml)
8/14/26 \$24.80