

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

The following Ordinance was introduced and read for the first time at a regular meeting of the Township Council of the Township of Franklin, County of Somerset and State of New Jersey on July 14, 2026. It will be further considered for final passage, after public hearing thereon, at a meeting of the Township Council to be held on August 11, 2026 at 7:00 p.m.

**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 permitting 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 property 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-occupied properties. Owners must obtain an annual STR permit from the Township Clerk with a non-refundable \$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 Township 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 July 17, 2026
<https://www.franklintwpnj.org/government/public-notices>
<https://nj.gov/state/statewide-legal-notices-list.shtml>
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