

## Municipalities That Have Prohibited Seasonal Tenants or Transient Guests

County	Municipality	Linked Order	Details of Ban	Resumption of Short Term Rentals
Atlantic	Atlantic City	<a href="#">Executive Order</a>  <a href="#">Executive Order Authorizing Hotels, Motels, Guest Houses and Online Marketplaces</a>	<p>Resolution prohibiting any online marketplace from offering or arranging lodging in Atlantic City, as well as prohibiting hotels, motels, guest houses or private residences, or parts thereof, from accepting new transient guests or seasonal tenants in Atlantic City.</p> <p>Any individual, business or online marketplace found to be in violation shall, in addition to fines and penalties, risk loss of license to operate and may be prosecuted.</p>	<p>Online short-term rentals, motels, hotels, guesthouses and private residences, or parts thereof, with the exception of casino facilities, shall be authorized to accept new transient guests or seasonal tenants beginning May 29, 2020.</p>
Atlantic	Brigantine	<a href="#">Executive Order 2020-01 and Resolution No. 2020-69</a>	<p>Executive Order prohibiting the rental of any property and prohibiting any new occupancy scheduled within the City of Brigantine. Of note, exempted are yearly rentals and property owners with yearly tenants whose leases will expire during the duration of the prohibitions.</p>	



Atlantic	Egg Harbor Township	<a href="#">Proclamation</a>	Short-term rentals shall cease operation and tenancy until further notice.	
Atlantic	Margate	<a href="#">COVID FAQ</a>	Margate has imposed a ban on hotels, motels, guest houses or private residences to accept transient guests or seasonal tenants until May 15.	Effective May 11, 2020, the City of Margate Building Department will resume accepting seasonal and short-term rental applications with leases beginning on or after May 15.
Cape May	Avalon Borough	<a href="#">Executive Order</a> <a href="#">May 8 Letter from Mayor on Short Term Rentals</a>	Prohibits all transient, seasonal and/or short-term rentals indefinitely, and prohibits non-essential visitation not exempted by gubernatorial executive order.  All seasonal hotels and motels, bed and breakfast inns, condominium-motels, guest houses and all other similar type businesses in the Borough of Avalon and all rentals of private homes by owner(s) or agents of owner(s) are hereby prohibited from engaging in all transient, seasonal and/or short-term rentals.	Seasonal rentals may begin Monday May 11, for individuals who wish to spend the entire summer in one location, to vacation or work for the summer. Transient rentals of less than 30 days, and hotel/motel rentals of a maximum occupancy of 60%, may begin on June 1, and full motel/hotel occupancy allowable on June 22, 2020.
Cape May	Board of Freeholders	<a href="#">CMC Freeholders Vote</a>	Prohibits hotels, motels and other short-term rental businesses from	Cape May Board of Freeholders submitted a proposal to the Governor, as well as are encouraging

		<a href="#">Mayors Message</a>  <a href="#">Reopening Proposal</a>	<p>lodging transient guests or seasonal tenants</p> <p>The resolution doesn't require businesses to evict guests or seasonal tenants currently staying at those properties. Businesses can continue taking reservations and preparing the property for reopening.</p> <p>All 16 Cape May County mayors also collectively urged people to stop short-term rentals during the coronavirus outbreak.</p>	<p>municipalities to allow rentals shorter than thirty days to commence on June 1, 2020.</p>
Cape May	City of Cape May	<a href="#">Executive Order</a>  <a href="#">Modified Executive Order</a>	<p>Effective April 5, 2020 at 8 P.M., until further notice, all transient, seasonal and/or short-term rentals are prohibited</p> <p>Persons violating this order, as well as those who aid or abet violation of this order, are subject to arrest and prosecution as disorderly persons.</p>	<p>Rentals for a duration of 30 days or greater shall be permitted effective Monday, May 11, 2020.</p> <p>Rentals for a duration of less than 30 days shall be permitted effective Monday, June 1, 2020.</p> <p>Hotels and motels may operate at a 60% of full capacity effective June 1, 2020.</p> <p>Hotels and motels may operate at full capacity effective Monday, June 22, 2020.</p>
Cape May	Middle Township	<a href="#">Resolution</a>	<p>Transient or seasonal rentals are hereby</p>	

			<p>defined as residential rentals (inclusive of hotels, motels, bed and breakfast facilities/ Airbnb facilities, apartments, condominium units, private residences, single- family homes, duplexes or any type of residential rentals, except as expressly excluded herein) with a term of less than 180 days.</p> <p>Commencing on the date of this resolution and continuing until formally rescinded by the Township Committee, the transient or seasonal rental of any and all such facilities (i.e. for a period of less than 180 days) shall be and is hereby prohibited in the Township of Middle. It is contemplated that the Township Committee will address this issue on May 18, 2020; however, whether or not the resolution will be rescinded will depend on the facts and circumstances at that time. Residents are advised not to rely on that date as a time</p>	
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			certain for the removal of this restriction.	
Cape May	Ocean City	<a href="#">Moratorium Proclamation Lifting Prohibition on Acceptance of Transient Guests or Seasonal Tenants</a>	Ocean City enacted a moratorium for online marketplaces of short-term rentals. Mayor Jay Gillian also urged private owners to suspend short term rentals of any kind until further notice and said the Ocean City real estate community agreed to do so.	<p>Rentals for a <b><i>duration of greater than thirty (30) days</i></b> were permitted effective 12:01 a.m., Monday, May 11, 2020.</p> <p>Rentals for a <b><i>duration of less than thirty (30) days</i></b> shall be permitted effective 12:01 a.m., Saturday, May 30, 2020.</p> <p>Hotels and motels may operate at a capacity of 60% of its full capacity effective 12:01a.m., Saturday, May 30, 2020.</p> <p>Hotels and motels may operate at full capacity effective 12:01 a.m., Saturday, June 20, 2020.</p>
Cape May	Sea Isle City	<a href="#">Executive Order</a>  <a href="#">Updated Mayor's Message</a>	<p>All transient, seasonal and/or short-term rentals prohibited.</p> <p>Persons violating the Order, as well as those who aid or abet violations of this Order, are subject to arrest and prosecution as disorderly persons.</p>	<p>Rentals of 30 days or more may begin starting May 11, 2020.</p> <p>Short term rentals may begin starting May 30, 2020.</p>
Cape May	Upper Township	<a href="#">Resolution No. 126-2020</a>	Prohibits transient, seasonal, and short-term rentals and online marketplaces arranging	

			or offering lodging in Upper Township.	
Cape May	Wildwood and North Wildwood	<a href="#">Regulations</a> <a href="#">Resumption of Rentals</a>	All short-term and seasonal rentals, including all hotels, motels, guest houses and private residences are hereby prohibited between midnight Wednesday, April 8, 2020 until Thursday, April 30, 2020. For the purpose of this order, a short-term rental is defined as any rental of 30 days or less.	Short-term rentals, hotels, and motels may resume in Wildwood and North Wildwood starting Tuesday, May 26, 2020.  Hotels, motels and short term rentals will reopen in Wildwood Crest on Monday, June 1, 2020.
Monmouth	Asbury Park	<a href="#">Order</a> <a href="#">Update on Short Term Rental Suspension</a>	Suspending all short-term rentals, beginning April 1, 2020 until further notice.  All realtors and property owners are required to immediately stop short-term/vacation rentals (such as those advertised through services including Airbnb, VRBO and HomeAway) whether done online, or in person.  The city will update this suspension at the end of April and will issue an update prior to April 30, 2020.	Short-term rentals may resume starting June 25, 2020.  All hotel, motel and bed-and-breakfast reservations may resume starting Friday May 15, 2020 for guest occupancy beginning June 25, 2020.  Guest occupancy from June 25, 2020 to July 2, 2020 may not exceed 25%; guest occupancy for July 3, 2020 to July 31, 2020 may not exceed 50%; and full occupancy may resume August 1, 2020.

Monmouth	Bradley Beach	<a href="#">Notice</a>	The borough has put a ban on Airbnb and short-term rentals until further notice.	
Monmouth	Neptune Township	<a href="#">Declaration of Emergency</a>  <a href="#">Press Release</a>	Prohibits all transient guests and seasonal guests from staying at any hotel, motel, guest house or other short-term rental property, including within private residences, effective May 8, 2020. The emergency restriction remains in effect until Monday, April 27, 2020 at 8:00 PM.	Short term rental ban extended through Monday, May 18, 2020.  Rentals for 30 days or more are permitted.
Monmouth	Sea Girt Township	<a href="#">Moratorium Fourth Amended Proclamation</a>	Short-term rentals are prohibited, effective immediately through May 31, 2020 and will be further reviewed at that time.	The restrictions placed on short term rentals from the 4.30.20 third amended proclamation are hereby rescinded. The short term rental restriction will remain in effect through the original date of 5.31.20 as listed in the second emergency proclamation dated 4.8.20.
Ocean	Borough of Bay Head	<a href="#">Prohibitions</a>	Temporarily prohibits all transient and seasonal rentals of hotels, motels, guest houses and residential homes or parts thereof within the Borough of Bay Head.  No accommodations businesses in the Borough of Bay Head,	



			<p>including hotels, motels, guest houses, private residences and lodging properties of any kind may accept any new transient guests or seasonal visitors. Reservations for transient rentals during the State of Emergency that have been booked to commence after noon on April 6, 2020 shall be cancelled or rescheduled.</p> <p>Violation of this order may result in the immediate temporary revocation of a violating accommodation business's mercantile license and certificate of occupancy.</p>	
Ocean	Beach Haven	<a href="#">Order</a> <a href="#">Updated Order</a>	<p>Short-term rental of residential properties, defined as 21 days or less, is prohibited and no rental agreements or arrangements of any kind shall be made by and between owners of residential property and any third parties between March 30, 2020 and May 1, 2020 or when the State rescinds restrictions in</p>	<p>Short term rental ban is extended until June 1, 2020.</p> <p>This Order does not apply to non-residential properties such as hotels and motels.</p>





			<p>Executive Order 107, whichever occurs first.</p> <p>Each day of rental and/or occupancy shall be considered a separate violation.</p>	
Ocean	Borough of Mantoloking	<p><a href="#">Emergency Proclamation</a></p> <p><a href="#">Clarification Regarding Proclamation</a></p>	<p>No accommodations businesses in the Borough of Mantoloking, including hotels, motels, guest houses, private residences and lodging properties of any kind may accept any new transient guests or seasonal visitors. Reservations of transient rentals during the State of Emergency that have been booked to commence after noon on April 6, 2020 shall be cancelled or rescheduled.</p> <p>Mayor White clarified on April 7, 2020 that if your house is currently rented, you are not affected by this. However, if you have tenants arriving on July 1st, for example, that lease could become invalid if the state is still in the declared State of Emergency at that time.</p>	



Ocean	Brick Township	<a href="#">Proclamation</a>	Prohibits all short-term rentals within the township until further notice. A short-term rental is any home/residential dwelling that is available to rent for 30 days or less. No rental periods will be permitted to begin until these restrictions are lifted.	
Ocean	Long Beach Township	<a href="#">Short Term Rental Ban</a>  <a href="#">Updated Order</a>	The short-term rental of residential properties in the Township, which is defined as twenty-one (21) days or less, is hereby prohibited between the date of this Order and May 15 , 2020, or when the State rescind s restrictions in Executive Order 107, whichever occurs first.  This Order shall not apply to non-residential properties (hotels and motels).	Short term rental prohibition extended until May 31, 2020.  Rentals can resume on June 1, 2020.
Ocean	Point Pleasant	<a href="#">Amendment to Original State of Emergency Dated 3-16-20</a>	All rentals in the Borough of Point Pleasant Beach including Airbnb, VRBO, Home Way and other vacation rentals, whether on-line, in-person, by Realtor or owner transaction, will	



			be suspended until May 1, 2020.	
Ocean	Seaside Heights	<a href="#">Emergency Order #5</a> <a href="#">Emergency Order #6</a>	<p>As of April 5, 2020, all accommodations businesses in the Borough of Seaside Heights, including hotels, motels, guest houses, private residences and lodging properties of any kind shall not accept any new transient guests or seasonal visitors. Reservations for transient rentals during the State of Emergency that have been booked to commence after 8:00 p.m. April 5 shall be cancelled or rescheduled.</p> <p>Violation of this order may result in the immediate temporary revocation of a violating accommodation business's mercantile license and certificate of occupancy. The immediate suspension shall remain in effect until further order of the Seaside Heights Emergency Management Coordinator or Borough Council.</p>	



			As of March 30, 2020, the rental of homes and other residential units within the Borough of Seaside Heights via Airbnb, VRBO and other online marketplaces is hereby prohibited.	
Ocean	Ship Bottom	<a href="#">Order</a>	The short term rental of residential properties, which is defined as twenty one (21) days or less, is hereby prohibited between the date of this Order and May 15, 2020, or when the State rescinds restrictions in Executive Order 107, whichever occurs first.	Rentals can resume on May 15, 2020.

