



Teaneck Department of Health & Human Services

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Short-Term Rental Guidance Document

This document is intended to guide Teaneck property owners who are considering renting their homes or rooms through platforms such as Airbnb, VRBO, or similar services. Under **Chapter 23 of the Township of Teaneck Code**, short-term rentals are strictly regulated and require prior approval from the Teaneck Health Department.

Purpose

Township Code Chapter 23 is designed to allow limited short-term rentals while preserving the residential character of neighborhoods. The ordinance is intended to prevent single-family homes from being used as boarding houses and to reduce adverse impacts such as excessive traffic, noise, overcrowding, and other disturbances to neighboring properties.

What is a Short-Term Rental?

A short-term rental is defined as the rental of a dwelling unit, or a portion of a dwelling, for overnight lodging for a period of **at least one night and no more than 30 consecutive days**. This includes rentals commonly advertised on short-term rental platforms. It does not include hotels, motels, bed-and-breakfasts, hospitals, or university housing.

License Requirement

- Property owners must obtain a license from the Teaneck Health Department before offering any short-term rental.
- A separate license is required for each dwelling unit offered for short-term rental.
- Licenses are valid for one year from the date of issuance and automatically expire upon a change in property ownership.
- Operating a short-term rental without a valid license is a violation of Township Code and may result in **penalties and enforcement action**.

How to Apply for a Short-Term Rental License

- A Short-Term Rental Application must be submitted to the Health Department with **the application fee of \$500**.
- Please visit www.teanecknj.gov/living-in-teaneck/rentals to submit the Short-Term Rental Application, or contact the Health Department to receive a paper application.
- The Health Department will conduct an inspection of the unit within 7 days of receiving a completed application and fee, and will issue or deny the license within 14 days following inspection.

- The property must be fit for human habitation and comply with all applicable Township codes, including property maintenance, building, plumbing, electrical, fire safety, and other applicable regulations.
- If violations are identified, the owner will be provided up to 30 days to correct the violations. No license will be issued until all violations are corrected.
- Any violation of applicable Township ordinances, State regulations, or statutes may result in denial of a license.

Eligibility and Use Requirements

- Each short-term rental stay **may not exceed 30 consecutive days**.
- Short-term rentals are limited to a **maximum of 60 days per calendar year**.
- No more than two bedrooms may be rented.
- Occupancy is limited to two guests per bedroom or four total guests, whichever is less.
- Only one party of guests is permitted per rental.
- An owner may rent the entire home, provided all requirements of Chapter 23 are met.
- Only the property owner may offer a dwelling unit for short-term rental use.
- The short-term rental use must be clearly incidental to the principal residential use permitted in the zone.

Operational Standards

- No signage or exterior identification of the short-term rental is permitted.
- The rental must not disrupt or adversely affect the neighborhood.
- No equipment or activity shall create glare, fumes, odors, noise, or other nuisance conditions detectable beyond the property.
- Both the property owner and occupants must comply with all Township ordinances, including noise and nuisance regulations.
- If the owner is not present in the Township during a rental period, an in-Township property manager must be designated and available at all times.

Required Posting Inside the Rental Unit

The following information must be prominently displayed within the rental unit:

- Owner's name and contact information (or responsible principal if owned by an entity)
- In-Township property manager's name and contact information, if applicable
- Emergency contact numbers for Police, Fire, and the Health Department
- Maximum number of permitted parking spaces on site
- Trash and recycling collection schedule and requirements
- A copy of Chapter 23 of the Township Code
- Notice that both occupants and owners may be cited or fined for violations of Township ordinances

Additional Restrictions

- Short-term rentals are limited to the primary residential structure and are not permitted in accessory buildings.
- Short-term rentals are prohibited in condominiums or townhomes where association bylaws or governing documents do not permit such use.
- Short-term rentals may not be used for parties, events, or commercial gatherings.
- No rental may be made to individuals under the age of 18. The primary occupant must be at least 18 years of age and must occupy the property during the rental period.

Prohibited Rental of Amenities

The rental or lease of individual amenities, features, or accessory structures (such as pools or similar facilities) is strictly prohibited, regardless of duration, unless associated with a valid Township-issued film permit.

Enforcement and Penalties

Violations of Chapter 23 may result in fines, court action, and revocation of short-term rental privileges. The Township may pursue any legal or equitable remedies available. Both property owners and occupants may be held responsible for violations.

Important Reminder

Listing a property on Airbnb or any similar platform does not constitute approval. Property owners must obtain all required approvals, licenses, and certifications before advertising or renting their property.

Contact Information

For any questions or additional information, please contact the Teaneck Health Department at 201-837-1600 ext. 1500.