

Municipalities That Have Prohibited Seasonal Tenants or Transient Guests

County	Municipality	Linked Order	Details of Ban
Atlantic	Atlantic City	Executive Order	<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>
Atlantic	Brigantine	Executive Order 2020-01 and Resolution No. 2020-69	<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	Proclamation	<p>Short-term rentals shall cease operation and tenancy until further notice</p>
Atlantic	Margate	COVID FAQ	<p>Margate has imposed a ban on hotels, motels, guest houses or private residences to accept transient guests or seasonal tenants until May 15.</p>
Cape May	Avalon Borough	Executive Order	<p>Prohibits all transient, seasonal and/or short-term rentals indefinitely, and prohibits non-essential visitation not exempted by gubernatorial executive order.</p> <p>All seasonal hotels and motels, bed and breakfast inns, condominium-motels, guest houses and all other similar type businesses in the Borough of Avalon</p>



			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.
Cape May	Board of Freeholders	CMC Freeholders Vote Mayors Message	Prohibits hotels, motels and other short-term rental businesses from lodging transient guests or seasonal tenants 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. All 16 Cape May County mayors also collectively urged people to stop short-term rentals during the coronavirus outbreak.
Cape May	City of Cape May	Executive Order	Effective April 5, 2020 at 8 P.M., until further notice, all transient, seasonal and/or short-term rentals are prohibited 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.
Cape May	Middle Township	Resolution	Transient or seasonal rentals are hereby 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. 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 certain for the removal of this restriction.
Cape May	Ocean City	Moratorium	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.
Cape May	Sea Isle City	Executive Order	All transient, seasonal and/or short-term rentals prohibited. 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.
Cape May	Upper Township	Resolution No. 126-2020	Prohibits transient, seasonal, and short-term rentals and online marketplaces arranging or offering lodging in Upper Township.
Cape May	Wildwood and North Wildwood	New Regulations	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.
Monmouth	Asbury Park	Order	<p>Suspending all short-term rentals, beginning April 1, 2020 until further notice.</p> <p>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.</p> <p>The city will update this suspension at the end of April and will issue an update prior to April 30, 2020.</p>
Monmouth	Bradley Beach	Notice	The borough has put a ban on Airbnb and short-term rentals until further notice.
Monmouth	Neptune Township	Declaration of Emergency	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.
Monmouth	Sea Girt Township	Moratorium	Short-term rentals are prohibited, effective immediately through May 31, 2020 and will be further reviewed at that time.
Ocean	Borough of Bay Head	Prohibitions	<p>Temporarily prohibits all transient and seasonal rentals of hotels, motels, guest houses and residential homes or parts thereof within the Borough of Bay Head.</p> <p>No accommodations businesses in the Borough of Bay Head, including hotels,</p>



			<p>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	Order	<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 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	Emergency Proclamation Clarification Regarding Proclamation	<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,</p>



			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.
Ocean	Brick Township	Proclamation	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	Point Pleasant	Amendment to Original State of Emergency Dated 3-16-20	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	Emergency Order #5 Emergency Order #6	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. 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.



			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.
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