

# Multi-Dwelling Unit Inspections

## Certificate of Habitability

### Inspections:

In accordance with Township of Mount Olive Ordinance [Chapter 430. Multiple-Dwelling Units](#), The Environmental Division performs inspections of Multi-Dwelling Residential Units (three or more rental units) upon change of tenant. These inspection ensure that apartments meet the minimum standards as described within [N.J.A.C. 5:10 - Maintenance of Hotels and Multi-Dwellings](#), and do not pose a threat to the health, safety, and welfare of their tenants, owners, nor the community.



### Landlord/Tenant Complaint Investigations:

The Environmental Division also investigates complaints related to the provisions described within [N.J.A.C. 5:10 - Maintenance of Hotels and Multi-Dwellings](#). If you would like a complaint investigated, please contact the Health Department at (973) 691-0900 Ext. 7330.

### Frequently Asked Questions (FAQs):

- 1. What should I do if I have a complaint against my Landlord?** Submit in writing your concern to the responsible party (Property Owner/Manager) and allow a reasonable amount of time for the matter to be abated. If the issue does not resolve, contact the Health Department at (973) 691-0900, Ext. 7330 to file a formal complaint.
- 2. I own a property with three rental units. Does it need to be inspected and registered?** Any residential structure containing three or more units is considered a multi-dwelling structure. In accordance with Township Ordinance Chapter 430. Multiple-Dwelling Units, all multi-dwelling unit are to be inspected by the Health Department upon change of tenant. Additionally, in accordance with [N.J.A.C. 5:10 - Maintenance of Hotels and Multi-Dwellings](#), multi-dwelling properties are to register with the State of New Jersey, Department of Community Affairs Bureau of Rental Housing Inspection. For additional information, please visit: [FAQs: Hotels, Motels and Multiple Dwellings](#).
- 3. What should I do if I have mold in my apartment?** Mold can be a health concern; as it is an allergen and can increase health risk for the very young, elderly, and those with pre-existing conditions. Unfortunately, it is not known how much mold exposure is needed to cause health issues. Also, there are no standards, regulations, or guidelines to base a

health determination or exposure. The Township of Mount Olive Health Department will only investigate mold complaints resulting from structural deficiencies such as water leaks, plumbing issues, etc. Please note: the Health Department does not test for the presence of mold. For additional information regarding mold, please visit: [NJDOH - Environmental Health \(Mold\)](#).