

Demarest Accessory Apartment Program

The Borough of Demarest now permits owners of single family detached homes, within the A, BB, B, C and D Zones, to create an affordable accessory apartment, a residential rental unit, restricted for use by a certified low- or moderate- income household.

The property must meet the minimum lot dimensions for the respective zone and contain an existing single-family home. The Accessory Apartment shall be a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters and a private entrance which is created to be occupied by a low- or moderate-income household as defined by New Jersey state regulations. The affordable accessory apartment may be created within an existing dwelling unit; may be created within an existing structure on the lot; or may be an addition to an existing home or accessory building.

The accessory apartment must be deed-restricted for a minimum of ten years and rented to an affordable household at regulated rents. Once the deed restriction expires, the unit may remain and be rented at the current market-rate.

The Borough of Demarest shall provide \$20,000 per unit to subsidize the physical creation of the first 10 affordable accessory apartments.

The full ordinance requirements can be found within Section 175-11 on the Borough's Ordinance website: <https://ecode360.com/31312318>. For additional details regarding the creation of an accessory apartment, contact Julie Falkenstern at 201-660-4680. For information regarding eligibility to rent an affordable accessory apartment, contact Sonja Water, at Piazza & Associates, Inc., at 609-786-1100, ext. 310.