

Local Law No. 4 of 2020

A Local Law Amending Chapter 149  
(Seasonal Rentals) Of The Village Code

Section 1. The title of Chapter 149 is hereby amended to read “ Rentals”.

Section 2. §149-1A is hereby amended by deleting the term “Seasonal Rental” and the definition thereof, the term “Summer” and the definition thereof, and the term “Zoning Administrator” and the definition thereof.

Section 3. §149-1A is hereby amended by adding the following terms and indicated meanings (definitions) thereof:

ADMINISTRATOR –

The Ordinance Enforcement Officer appointed by the Mayor pursuant to §42-2 of the Village Code (or the Chief Ordinance Enforcement Officer if there be more than one appointed Ordinance Enforcement Officer) or such other officer of the Village as may hereafter be designated from time to time by the Mayor to be the Administrator under Chapter 149 (such designation shall be filed with the Village Clerk).

ANNUAL RENTAL

Use or occupancy of a one-family dwelling for residential purposes under an oral or written lease or agreement for a term of one year or more, for which compensation is paid directly or indirectly. The term “rental” includes an “annual rental”.

RENTAL –

Use or occupancy of a one-family dwelling for residential purposes under an oral or written lease or agreement, for which compensation is paid directly or indirectly.

Section 4. §149-1B is hereby amended by deleting the words “seasonal rental” and inserting the word “rental” in place of such deleted words.

Section 5. §149-1C is hereby amended by deleting the words “seasonal rental” and inserting the word “rental” in place of such deleted words.

Section 6. §149-1 is hereby amended by deleting subsection D under §149-1.

Section 7. The words “seasonal rental” appear in various places in the text under §§149-3, 149-4, 149-5, 149-6, 149-7, 149-8, 149-9, 149-10, 149-11, 149-12, 149-13, 149-14, 149-15 and 149-16. Chapter 149 is hereby amended by deleting the words “seasonal rental” and inserting the word “rental” in place of such deleted words in all of the foregoing places.

Section 8. §149-17 is hereby amended to read as follows:

§149-17. Exemptions.

A. An annual rental under a lease or agreement entered into prior to the effective date of the local law requiring a license for all rentals (unless specifically exempted) shall be exempt from the license requirement. Renewals of the lease or agreement for such exempt rental shall also be exempt from the license requirement, provided that there is no change in the tenant or tenants.

B. Where a rental license has been issued for an annual rental, renewal of the lease or agreement for such annual rental (the lease or agreement stated in the application for such rental license) shall be exempt from the license requirement, provided that there is no change in the tenant or tenants listed in the application for such rental license and provided that there is no change in the person or persons listed as an occupant in the application for such rental license.

Section 9. The words “Zoning Administrator” appear in various places in the text under §§ 149-3, 149-4, 149-6, 149-11, 149-13 and 149-14. Chapter 149 is hereby amended by deleting the words “Zoning Administrator” and inserting the word “Administrator” in place of such deleted words in all of the foregoing places.

Section 10. This local law shall become effective upon the filing thereof with the Secretary of State of the State of New York.