Local Law Number___ of the Year 2023
Short-Term Rental Regulations

Be it enacted by the Town Board of the Town of Lake Pleasant, on _____, 2023 as follows:

Section 1 - Purpose: Short Term Rentals (STRs) have become commonplace in the Town of Lake Pleasant and regulations to protect the safety of guests and community currently do not exist. The following local law imposes mandatory regulations on all Town of Lake Pleasant property owners that desire to rent their property on a short-term basis.

Section 2 - Authority: This local law is enacted pursuant to the provisions of the Municipal Home Rule Law and the Town Law of the State of New York.

Section 3 - Definition: A Short-Term Rental is any dwelling unit which is rented or leased for a period of less than thirty (30) days. Motels, hotels, and other dwellings already regulated by the New York State Department of Health are not included in this group.

Section 4 - Definitions and Application : As used in this local law are analogous to and the same as it appears in the Property Maintenance Code of New York State.

Section 5 - Authorization: The Town Board of the Town of Lake Pleasant authorizes the Code Enforcement Officer to register Short-Term Rental Units according to the provisions of this local law. Applications to register shall be processed under the procedures set forth in this law.

Section 6 - Application: All property owners desiring to rent on a short-term basis must comply with the regulations of this local law. However, nothing in this law shall alter or supersede any regulations or requirements of the Town of Lake Pleasant Zoning Ordinance, County of Hamilton, or State or Federal regulations or requirements.

Section 7: Fee: A nonrefundable fee, set by the Town Board on an annual basis, shall be submitted with each new registration or annual renewal.

Section 8 - Registration - Registration shall be completed between <u>September 1 and September 30</u> each year.

Section 9 - Failure to Register - Failure to register or re register by October 1st of each year will result in an additional twenty- five ($25) fee per month.

Section 10 - Application Forms: Applications for registering a Short-Term Rental shall be available at the Town of Lake Pleasant Municipal Building during office hours or on the Town of Lake Pleasant website. Applicants shall file a separate form for each dwelling they own. The form will request information concerning: contact information, fire and safety compliance, parking, occupancy, water, and septic.

Section 11- Upon receipt of the application and fee, the Town of Lake Pleasant Zoning Officer shall issue the property owner a registration valid for one year. The Zoning Officer has thirty (30) days to determine if additional information is required or if the building needs to be inspected. Failure to act within thirty (30) days shall constitute an approval.

Section 12- Renewal Permits - The applicant will provide the Town of Lake Pleasant with any changes prior to a new year's registration being issued. The applicant will be notified within thirty (30) days if additional information is required.

Section 13- Permitted time - Registration will be yearly and be in effect for one (1) year, September 1-August 31 of the following year.

Section 14 - Inspections - Each unit may be inspected by the Town Code Enforcement Officer if a concern is noted in the application or a written complaint is received. The complaint must have an identifiable complainant and be specific in violation concerns.

Section 15- Notification - All applicants must notify, in writing, all property owners within a 200 foot radius of the rental unit. Such notification must include the name and phone number of the property owner and/or property manager should problems arise.

Section 16 - Good Neighbor Rules - All applicants will be required to post, in a conspicuous location, the Good Neighbor Poster which will be provided by the Town of Lake Pleasant to provide guests information on noise, pets, parking, occupancy, trash, emergency contacts, and address of property in case of emergency.

Section 17 - The registration of a Short Term Rental Property is for the purpose of information gathering for the Town's Code Enforcement Office, to address nuisance conditions, and ensure adherence to local building codes. It is not an endorsement or approval of the residence's safety or suitability as a rental property.