

PROPOSED LOCAL LAW REGULATING
SHORT-TERM RENTAL
OF RESIDENTIAL PROPERTIES

WHEREAS the impact of short-term rental of residential properties may include excessive noise, intrusive lighting, trespass, overuse of common parking and negative impacts on the lakefront and neighboring properties, and

WHEREAS short-term rentals, properly regulated, may be a benefit to the local economy through attraction of tourists and other visitors, and

WHEREAS the Village wishes to regulate the use of such properties for the benefit of the community, and

WHEREAS the Village recognizes that there will be expenses incurred by the Village in regulating such uses,

Now therefore be it resolved:

1. Definitions

- a. Short-Term Rental: the rental of a Residential Property to an individual or a single group for a term of fewer than 30 days in any given 12 month period.
- b. Short-Term Rental Property: a Residential Property in the Village used for Short-Term Rental.
- c. Residential Property: Lands with structures used to provide housing for one or more persons.

2. Management of Short-Term Rentals

- a. It shall be the obligation of every owner of a Residential Property in the Village who permits the property to be used for Short-Term Rental to register said property with the Village Clerk. Such registration shall be completed by the property owner or their agents not fewer than 10 days prior to the first occupancy of the Short-Term Rental Property. Each owner shall provide information to the Village such that the owner may be contacted by telephone at any time of day or night with complaints by the public. The owner must be able to respond to complaints about the Short-Term Rental Property and take necessary action to resolve the complaint within 30 minutes after notice is given to the contact telephone number.
- b. The Village Clerk shall maintain a Registry of Short-Term Rental Properties which shall contain the information in each registration form.
- c. Every registration shall be on a registration form adopted by the Village Board.

The information entered on the registration form shall be a public record.

- d. If the owner of the Short-Term Rental Property does not reside within the Village, the owner must designate an Agent to represent the owner's interests and obligations. The Agent shall provide information to the Village such that the Agent may be contacted by telephone at any time of day or night with complaints by the public. The Agent must be able to respond to complaints about the Short-Term Rental Property and take necessary action to resolve the complaint within 30 minutes after notice is given to the contact telephone number .
- e. The name and telephone number of the Owner or Agent to be contacted with complaints shall be posted on the Short-Term Rental Property in a durable form, large enough to be read from beyond the boundaries of the property.

3. Fees

- a. There shall be an annual registration fee imposed for registration of Short-Term Rental Properties. The amount of the fee shall be established from time to time by resolution of the Village Board.

4. Operational Standards for Short-Term Rentals

- a. Each owner of a Short-Term Rental Property in the Village shall be responsible for ensuring their rental tenants do not make noise at a level which can be heard beyond the boundaries of the property.
- b. Each owner of a Short-Term Rental Property in the Village shall be responsible for ensuring that their rental tenants do not encroach upon the lands of adjoining owners with trespassing people, automobiles, trailers, or boats.

5. Enforcement

- a. The Code Enforcement Officer shall issue citations to any property owner who violates the terms of this law. Service of such citations may be upon the owner or upon the Agent of the owner, or, in the case of corporate ownership, upon the Secretary of State of the State of New York.
- b. Fines for violations of this law shall be established by the Village Board from time to time.