

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Local Copy

~~County~~
~~City~~ of Watkins Glen
~~Town~~
Village

Local Law No. [redacted] of the year 19 91

A local law to extend the Provisions of Subch. "C" and "F" of the Uniform Code to One and two family (Insert Title) Rental Dwelling Units within the Village of Watkins Glen, and to provide for the enforcement thereof.

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

~~County~~
~~City~~ of Watkins Glen
~~Town~~
Village as follows:

1. Definition. For the purpose of this Local Law, Rental Dwelling Unit shall constitute any building, single, duplex, multiple, or, but not limited to, Bed and Breakfast offering residential space for rent, vacant or occupied.
2. Purpose. The purpose of this Local Law is to require that all residential rental properties, including one and two family rental dwelling units, within the Village of Watkins Glen, be subject to inspection for fire safety and housing maintenance on an annual basis.
3. Scope. This law shall apply to residential rental premises within the Village of Watkins Glen, as follows:
 - a. Lots, plots or parcels of land on which residential buildings, buildings of mixed occupancy or accessory structures are locate;
 - b. Residential buildings, including one and two family dwellings and multiple dwellings;
 - c. Residential occupancies in buildings of mixed occupancy; and
 - d. Accessory structures, accessory to residential occupancies.
 - e. This Law shall apply only to residential rental premises and not to owner-occupied single family dwellings.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

4. Partial Invalidity. If a term, part, provision, section, subdivision or paragraph of this Law shall be held unconstitutional, invalid or ineffective, in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts, provisions, sections, subdivisions and paragraphs.

5. Fire Protection Equipment. As required by the provisions set forth in Subchapter "C" of the New York State Uniform Fire Prevention and Building Code.

6. Enforcement. This Law shall be enforced by the Officer or Agency of the Village of Watkins Glen charged with the enforcement of the New York State Uniform Fire Prevention and Building Code and shall be administered pursuant to the Local Law governing enforcement of that code.

7. Penalties. Every person or agency who shall fail to comply with a violation order issued by the Officer or Agency of the Village of Watkins Glen charged with enforcement of this Law within the time limit state therein, shall be subject to the same charges and the same penalties as are provided in the New York State Uniform Fire Prevention and Building Code.

8. Fees for Inspections. The Fees for inspections conducted to insure compliance with this Law shall be set by the Board of Trustees of the Village of Watkins Glen. This fee schedule shall be published herewith. All fees are to be paid by the owner of the premises to be inspected, prior to the issuance of a Certificate of Compliance.

9. Property Registration. The owner of any residential rental properties within the Village of Watkins Glen shall file a list of all such properties, including the number of tenants and dwelling units, annually on or before July 1 of each year unless there have been no changes in tenancy or ownership of the property from the previous year. A failure to file as specified herein shall subject the owner, upon conviction, to a fine of \$50.00. Notice to be mailed with the tax bill.

10. This Local Law shall become effective immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 2 of 19 91 of the ~~(County)(City)(Town)~~(Village) of Watkins Glen was duly passed by the Board of Trustees on February 20 19 91, in accordance with the applicable provisions of law.
(Name of Legislative Body)

~~**2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)**~~

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 ____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 19 ____, and was (approved)(not disapproved)(repassed after (Name of Legislative Body) disapproval) by the _____ and was deemed duly adopted on _____ 19 ____, (Elective Chief Executive Officer*) in accordance with the applicable provisions of law.~~

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 ____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 19 ____, and was (approved)(not disapproved)(repassed after (Name of Legislative Body) disapproval) by the _____ on _____ 19 ____. Such local law was (Elective Chief Executive Officer*) submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 19 ____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19 ____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 19 ____, and was (approved)(not disapproved)(repassed after (Name of Legislative Body) disapproval) by the _____ on _____ 19 ____. Such local law was subject to (Elective Chief Executive Officer*) permissive referendum and no valid petition requesting such referendum was filed as of _____ 19 ____, in accordance with the applicable provisions of law.

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairman of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

~~5. (City local law concerning Charter revision proposed by petition.)~~

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 19____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 19____ of the County of _____, State of New York, having been submitted to the electors at the General Election of November _____ 19____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

~~(If any other authorized form of final adoption has been followed, please provide an appropriate certification~~

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.


Jerry E. Gregory, Clerk

Clerk of the County legislative body, City, Town or Village Clerk
or officer designated by local legislative body

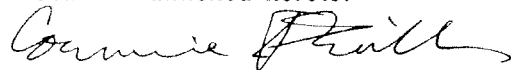
(Seal)

Date: February 25, 1991

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality.)

STATE OF NEW YORK
COUNTY OF _____ SCHUYLER _____

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.



Connie Fern Miller

Signature

Village Attorney

Title

~~County~~

~~City~~

~~town~~

Village

of Watkins Glen

Date: February 25, 1991