

**TOWN OF UNION VALE
LOCAL LAW #__ OF 2023**

RESOLUTION OF INTRODUCTION

A LOCAL LAW OF THE TOWN OF UNION VALE, DUTCHESS COUNTY, NEW YORK TO AMEND TOWN CODE CHAPTER 210, ARTICLE V, TO ADD A NEW SECTION 210-52A ENTITLED "SHORT TERM RENTALS":

BE IT ENACTED by the Town Board of the Town of Union Vale as follows:

Section 1. Chapter 210, Article V, of the Town Code of the Town of Union Vale is hereby amended to add a new Section 210-52A entitled "SHORT TERM RENTALS" reading as follows:

A. Findings. The Town Board of the Town of Union Vale has determined that it is in the best interests of the Town of Union Vale to track short term rentals in the form of a registry by permit. The Town recognizes the benefits of short-term rentals in allowing property owners to supplement their income and to provide lodging to visitors to the Town and the surrounding areas. However, in order to protect the health, safety and welfare of the Town, its residents and others, it is necessary to register and regulate short term rentals as defined herein.

B. Definitions.

Short Term Rental. An entire dwelling unit, or a room or group of rooms within a dwelling unit, made available to rent or lease for an occupancy of fewer than 30 consecutive days.

C. Permit Required. It shall be unlawful to use, establish, maintain, advertise, operate, use and/or rent a dwelling unit as a Short-Term Rental without first obtaining a permit from the Town. A Registration Form and Self-Inspection Checklist shall be filed with the Town Building Department on forms approved by the Town Board, along with payment of a fee imposed by the Town Board as part of the approved Town Fee Schedule. A Certificate of Occupancy must exist for the subject dwelling unit and there can be no violations present on the property at the time the permit is issued. Only an owner of the property where the dwelling unit is located can submit a registration as defined herein.

D. Short Term Rentals shall be permitted in all zoning districts within the Town.

E. The Building Inspector or Code Enforcement Officer shall review the Registration Form to ensure that all required information has been provided and that the property meets the requirements specified herein.

F. Smoke Detectors and carbon monoxide detectors shall be provided as required by law.

G. Any Short-Term Rental Permit granted shall be posted in the dwelling unit next to the entry and exit doors. It shall include instructions about garbage storage and removal, as well as emergency contact information.

H. All Short-Term Rentals shall be registered with Dutchess County pursuant to any requirements of Dutchess County.

I. All Short-Term Rentals shall be subject to the enforcement provisions of the Zoning Code. Any violation of this Section or any other section of the Zoning Code may result in revocation of the permit.

Section 2. This local law shall take effect immediately upon filing with this state's Secretary of State.

In order to affect these amendments, pursuant to the Municipal Home Rule Law of the State of New York, it will be necessary to hold a public hearing upon this law.

Councilman _____ offered the following resolution which was seconded by Councilman _____, who moved its adoption:

WHEREAS, on June 21, 2023, the Town Board has introduced this local law, to be known as Local Law No. __ of 2023, entitled A LOCAL LAW OF THE TOWN OF UNION VALE, DUTCHESS COUNTY, NEW YORK TO AMEND TOWN CODE CHAPTER 210, ARTICLE V, TO ADD A NEW SECTION 210-52A ENTITLED "SHORT TERM RENTALS;

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held in relation to the proposed changes as set forth in the form of notice, hereinafter provided, at which hearing parties of interest and residents shall have an opportunity to be heard, to be held at the Town Hall, 249 Duncan Road, LaGrangeville, New York, 12540 (in the Town of Union Vale) on July 19th, 2023 at 7:00 o'clock p.m., Prevailing Time, and that notice of said meeting shall be published in the official newspaper of general circulation in the Town of Union Vale, by the Town Clerk, at least five (5) days before such hearing and that notice shall be in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the Town Board of the Town of Union Vale will hold a public hearing at the Town Hall, 249 Duncan Road, LaGrangeville, New York 12540 (in the Town of Union Vale) on July 19th, 2023 at 7:00 o'clock, p.m., on the following proposed local law, to be known as Local Law No. __ of 2023, entitled A LOCAL LAW OF THE TOWN OF UNION VALE, DUTCHESS COUNTY, NEW YORK TO AMEND TOWN CODE CHAPTER 210, ARTICLE V, TO ADD A NEW SECTION 210-52A ENTITLED "SHORT TERM RENTALS":

TAKE FURTHER NOTICE, that copies of the aforesaid proposed local law will be available for examination at the office of the Clerk of the Town of Union Vale, at the Town Hall, 249 Duncan Road, LaGrangeville, New York 12540 (in the Town of Union

Vale) between the hours of 9:00 a.m. and 4:00 p.m. on all business days (Monday through Thursday) between the date of this notice and the date of the public hearing.

TAKE FURTHER NOTICE, that all persons interested and citizens shall have an opportunity to be heard on said proposal at the time and place aforesaid.

AND BE IT FURTHER RESOLVED, that the adoption of this proposed Local Law, which relates to ongoing administration of Town affairs with no major reordering of priorities or programs which might affect the environment, is a Type II action requiring no environmental review.

The preceding Resolution was offered by Councilman _____, who moved its adoption, seconded by Councilman _____.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Supervisor Maas	_____
Councilman Durland	_____
Councilwoman Gusikoff	_____
Councilman McGivney	_____
Councilman Welsh	_____

DATED: Union Vale, New York
June 21, 2023

ANDREA CASEY, TOWN CLERK