



TOWN OF SENECA FALLS

Chapter 300: Zoning

Article V. Supplementary Regulations

§ 300-45. Short-term rentals

- A. Definitions. For purposes of this § **300-45**, the following words and phrases shall have the definitions and meanings set forth below. If any words or phrases are defined elsewhere in this code, the definitions set forth in this § **300-45A** shall control for purposes of short-term rentals.

APPLICATION

The application for a short-term rental permit.

COMPLETE APPLICATION

An application that has satisfied all of the submittal requirements set forth in this short-term rental ordinance and otherwise complies with all of the criteria required for the issuance of a short-term rental permit.

OWNER

The record titled owner of the residence for which a short-term rental permit is sought or has been issued. The owner may be a person or any form of business entity recognized by the State of New York. If the owner is a form of business entity, the business entity shall maintain current registration with New York State.

PROPERTY MANAGEMENT COMPANY

The owner's agent, including but not limited to rental platform, for renting the property, if any.

PROPERTY or SHORT-TERM RENTAL PROPERTY

All such residences or dwelling units used for short-term rental purposes.

SHORT-TERM RENTAL

Occupancy of a single-family residential premises for a term of no more than 30 days, on two or more occasions during any six-month period. Occupancy shall not exceed two persons for each bedroom, plus two additional occupants. On-site parking as otherwise required by the Town of Seneca Falls Zoning Law shall be required. All laws and ordinances related to the maintenance of single-family homes shall be complied with including, but not limited to, providing wastewater treatment facilities, fire protection systems, compliance with building maintenance rules and compliance with noise ordinances. Any violation shall be enforced by the Code Enforcement Officer, or other person authorized by law to enforce these laws and ordinances. In the event of three or more violations during any six-month period, any fines provided for in this zoning law shall be doubled. Property owners renting their single-family homes on short-term rental basis are responsible to collect any bed or occupancy taxes which may be imposed by state or local municipalities. Short-term rentals are permitted in any district where residential uses are permitted.

SLEEPING AREA

Any room that has a bed, bunk beds, daybed, or other furniture for sleeping, including, and without limitation, pull out couch or futon or any area advertised for sleeping. To be a valid sleeping area the sleeping area shall have appropriate requirements as defined by NYS building code.



TOWN OF SENECA FALLS

TEMPORARY ACCESS EASEMENT

An easement granted to the owner to cross over the property of another when such access is necessary to provide entry to the property being rented.

TOWN

Town of Seneca Falls, New York.

USE WITH CRITERIA

The land use approval process contained in the Town's Municipal Code; provided, however, if there are any conflicts, contradictions, or differences between the process and requirements set out in the Municipal Code and the process and requirements set out in this short-term rental ordinance, the terms and conditions in the short-term rental ordinance shall control.

- B. **Permit.** To operate as a short-term rental, the property owner or owner's agent shall file a Short-Term Rental Application with the Town of Seneca Falls and be granted a permit to operate a short-term rental.
- C. **Requirements for application.** Short-term rentals may be allowed in all zones unless otherwise restricted. The following information and documentation shall accompany the application and be provided to the Town of Seneca Falls:
 - (1) Completed application.
 - (2) Street address for each unit.
 - (3) The name, address, and contact information including a twenty-four-hour contact phone number for the person at the property management company managing the property; or, if there is no property management company, the name, address and contact information, including a twenty-four-hour contact phone number who may be the owner or owner's agent, and who may be contacted in the event of an emergency.
 - (4) A signed acknowledgement on the application, that the owner, property management company, and/or owner's agent, if any, have read all of the Town's regulations pertaining to the operation of a short-term rental. The owner shall sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations. If there is a property management company or other agent of the owner managing the short-term rental, the agent or an authorized officer of the property management company, or both, shall also sign the application certifying the accuracy of the information submitted and agreeing to comply with all regulations.
- D. **Effective date of permit.** The permit shall be issued by the Zoning Inspector or Code Enforcement Officer upon receipt of a completed application as defined in § 300-45C, Requirements for application.
- E. **Fees.** The application fee and annual renewal fee shall be set by resolution of the Town Board. The fee associated with new applications will be pro-rated by month based on the current fee set by the Town Board.
- F. **Term of permit.** The permit shall be valid for up to one year and may be renewed annually by January 1 of each year. The permit may be renewed upon the payment of the annual renewal fee unless there is a substantial change to the information contained in the application.
 - (1) If the permit is not renewed by January 1, it is considered to be suspended until such time the renewal process is complete.



TOWN OF SENECA FALLS

- (2) The owner shall amend the application at any time there is a change in circumstances that would require an update to the information submitted by the owner or property manager.

- G. **Operating a short-term rental without a permit.** Any person violating the provisions of this chapter by conducting short-term rental(s) without a valid permit shall be in violation of Town Code § 300.

- H. **Discovery of an immediate health hazard.** Upon the discovery of an immediate health hazard to renters, the Code Enforcement Officer can suspend the short-term rental permit until the hazard is remedied.