



## ZONING & CODE ENFORCEMENT DEPARTMENT

# Short-Term Rentals

## Frequently Asked Questions (FAQ)

### **WHAT IS A SHORT-TERM RENTAL (STR)?**

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.

### **WHAT IS A SHORT-TERM RENTAL 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.

### **WHAT IS A SHORT-TERM RENTAL PROPERTY MANAGEMENT COMPANY?**

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

### **WHERE ARE SHORT-TERM RENTALS ALLOWED?**

The Town of Seneca Falls allows short-term rentals in any district where residential uses are permitted.

### **WHEN WILL THE SHORT-TERM RENTAL ORDINANCE TAKE EFFECT?**

The Ordinance became effective on November 1, 2022.

### **DO I NEED A SHORT-TERM RENTAL PERMIT?**

Yes, a valid annual short-term rental permit is required to operate a short-term rental unit.

### **HOW DO I APPLY FOR A SHORT-TERM RENTAL PERMIT?**

Complete an application for a Short-Term Rental permit and submit all required documents with an application fee of \$50.00. Once the short-term rental permit application is accepted and approved, you will then be required to submit the annual Short-Term Rental Permit Fee of \$500.00.

### **HOW LONG IS A SHORT-TERM RENTAL PERMIT VALID FOR?**

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. If the permit is not renewed by January 1, it is considered to be suspended until such time the renewal process is complete.

**WHO CAN OBTAIN A SHORT-TERM RENTAL PERMIT?**

An owner, property management company, and/or owner's agent, if any, may apply for a permit. 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.

**IS A SHORT-TERM RENTAL SUBJECT TO TRANSIENT OCCUPANCY TAX (TOT) AND TOURISM BUSINESS IMPROVEMENT DISTRICT (TBID) ASSESSMENT?**

Yes. Short-term rentals are subject to an Occupancy Tax collected by Seneca County. The property owner shall be responsible for the collection and remittance of these taxes & fees. Applicants may contact the Seneca County Treasurer for more information.

**WHAT ARE THE RESPONSIBILITIES OF A SHORT-TERM RENTAL HOST/OPERATOR?**

It is important for hosts and operators to be familiar with and adhere to the provisions of the Town of Seneca Falls Code Chapter 300-§45 and understand they are responsible for ensuring they are good short-term rental hosts/operators. Hosts/Operators are also ultimately responsible for ensuring their renters and guests comply with the operational requirements set forth in SFTC Chapter 300-§45. Failure of hosts or operators to ensure compliance with SFTC Chapter 300-§45 may result in revocation of the permit.

**HOW MANY SHORT-TERM RENTAL PERMITS CAN A PROPERTY OWNER HAVE?**

Only one short-term rental permit per property shall be granted to a Host or Operator within the Town of Seneca Falls.

**HOW MANY SHORT-TERM RENTAL PERMITS CAN A PROPERTY HAVE?**

Short-term rentals are permitted in any district where residential uses are permitted. One (1) short-term rental permit may be issued per property.

**HOW WILL SHORT-TERM RENTAL RULES BE ENFORCED?**

The Town of Seneca Falls will actively monitor short-term rental activity to determine compliance with the law. Those found to be violating the town law may be subject to fines and other legal actions.

**HOW CAN I FILE COMPLAINT ABOUT A SHORT-TERM RENTAL IN MY NEIGHBORHOOD?**

Call the Town of Seneca Falls Zoning Office (315) 568-8013 or fill out the downloadable Complaint Form at <https://senecafalls.com/wp-content/uploads/2022/01/Codes-cmplnt frm-2021.pdf> and remit to the Zoning Officer.

**WHERE CAN I FIND ADDITIONAL INFORMATION ABOUT SHORT-TERM RENTALS?**

The Ordinance, permit application and other information is available at <https://senecafalls.com/gov/dept/code-enforcement/> or the Code Enforcement office located at 130 Ovid Street.