

Q: What is the Rental Registry?

A: The Rental Registry will consist of a database containing relevant information regarding all non-owner occupied one- and two- family rental dwellings in the Town of Fallsburg. The data collected for this registry will include the name and address of the owner and telephone numbers where the owner, or agent for the owner, can be reached at all times. This registry will be found on the Town website. www.townoffallsburg.com

Q: Why a Registry?

A: Failure to register your property will result in a violation punishable by a fine of \$250.00 per day or 15 days of imprisonment or both for each violation. Failure to register will automatically trigger an inspection and may result in an order to vacate the occupants of the dwelling.

Q: What are the landlord benefits?

A: 1) The protection of the character and stability of residential areas and preservation of the value of land and buildings throughout the Town, and

2) Force tenants to be accountable for issues such as respecting the occupancy limit and lawful use of the dwelling, maintaining sanitary conditions and keeping pets in an appropriate manner and under control.
3) The Town can advertise your rental on the Town website under the Tourism section

Q: Are there any fees?

A: Yes. The fees are as follows:
Non-owner occupied: \$100 /year

Q: When are the fees due?

A: The Rental Registry year is January 1st to December 31st. Registration is renewable annually. Invoices will be sent once a year and will be payable within 30 days.

Q: What will the fees collected be used for?

A: The fees collected by this registration program will be used by the Town to process the applications, maintain a database, issue the Certificates and pay for partial reimbursement of Code Enforcement Services for rental property



DRAFT

Short Term Rental Housing

- 30 Days or Less •

Frequently Asked Questions

Registration is only required for non-owner occupied one-family and two-family homes.

Building Department

5250 Main Street
South Fallsburg, New York 12779
Phone (845) 434-8811

Q: Are the Certificates transferable?

A: Registration certificates are valid for one year and are transferable to any person who has acquired ownership of a registered building for the unexpired portion of the one-year term for which it was issued, provided that an application to transfer such certificate is filed with the Building Department within 30 days of the title transfer.

Q: What if I fail to register my property?

A: If application and payment is not received within 30 days, fees will be doubled. Failure to comply shall be punishable by a penalty of not more than \$1,500 or by imprisonment for not more than 15 days, or by both for each offense. Failure to register will also automatically trigger an inspection and will result in issuance of an Order to Vacate the occupants of the dwelling.

Q: What else will trigger an inspection of the property?

A: Any of the following will also result in an inspection being performed:

- a) Complaint received
- b) The registration certificate being revoked
- c) The property has been found to be abandoned
- d) The property owner has unpaid taxes or user fees
- e) The property has excessive exterior violations

Q: How long will the inspection take?

A: The inspection will take approximately 20 minutes.

Q. What happens when I receive my Invoice?

A: Invoices and applications will be mailed out once a year and will be payable within 30 days. Payment can be made in person or by mail. Once payment is received the Building Department will call to schedule an inspection of the home.

Q: Where should I place Carbon Monoxide Detectors?

A: Carbon monoxide detectors shall be installed in every enclosed space, including a sleeping room, that shares a common wall, floor, or ceiling with

an enclosed space having a fossil fuel burning heater, appliance, or fireplace.

Q: Where should I place smoke detectors?

A: Since the primary job of a smoke detector is to awaken sleeping persons and warn them of urgent danger, a detector must be placed in every room used for sleeping purposes as well as the immediate vicinity (within 15 feet) outside the door to these rooms. In addition, there must be a detector on each level of the dwelling, including the basement.

