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PUBLIC NOTICE

Proposed Local Law No. __ of 2014

Adding Chapter 169
entitled
"Landlord Registry"

NOTICE IS HEREBY GIVEN that the Town Board of the Town/Village of Harrison, at its meeting to be held at 7:30 P.M., on Tuesday, April 1, 2014, at the Municipal Building, 1 Heineman Place, Harrison, New York, will hold a public hearing pursuant to Article 2, Section 10 and Article 3, Section 20 of the Municipal Home Rule Law, by adding "Chapter 169" entitled "Landlord Registry" to the Town/Village Code as Local Law No. __ of 2014 of the Town/Village of Harrison, to read as follows:

§ 169-1 Purpose.

The purpose of this chapter is to establish a registry of all rental property as herein defined in the Town/Village of Harrison thereby enabling the identification of those responsible for the care and management of such property and ensure the enforcement of state, federal and local laws and regulations.

§ 169-2 Definitions.

For the purpose of this chapter, the following words shall have the following meanings:

BUILDING

Any improved real property located within the Town/Village of Harrison.

OWNER

Any individual(s), partnership or corporation, limited liability company, or any similar type of business association or proprietary interest, whether for profit or otherwise, in whose name title to a building is vested.

RENTAL PROPERTY

Includes any building containing two or more dwelling units (as defined in the New York State Uniform Building and Fire Prevention Code) or a mixed commercial/residential use which is either rented, leased, let or hired out. This definition shall not be deemed to include condominium and cooperative apartments.

§ 169-3 Registration of rental property.

A. Every owner of rental property shall register such property with the Building Department by completing a form, known as a landlord registration statement. There shall be no charge for this registration.

B. Every such owner shall file a landlord registration statement.

C. Every such owner shall immediately notify the Building Department whenever the information provided in a landlord registration statement that is on file is no longer accurate or is out-of-date.

D. A landlord registration statement shall be filed within 30 days, whenever there is a change of ownership of the rental property. It is the responsibility of the new owner to see that such statement is filed within 30 days of the transfer of title.

E. If the building is no longer to be used for rental property, the owner shall notify the Building Department accordingly in writing within 30 days of that change.

§ 169-4 Landlord registration statement.

A. The form for the landlord registration statement shall require the following information:

(1) The property address, the block and lot number as stated on the Tax Map of the Town/Village of Harrison.

(2) The number of dwelling units in the building.

(3) The name, address and telephone number of the owner.

(4) If the owner is a corporation, limited liability company, partnership or other similar business entity, the name, address (post office box is not acceptable) and telephone number of a person who shall be authorized to accept notices and legal process on its behalf.

(5) If the owner does not occupy the rental property, the name, address (post office box is not acceptable) and telephone number of a responsible person or managing agent over the age of 21 years old, actually residing or doing business in Westchester County, who is responsible for the care and management of such property and is authorized by said owner to accept notices and legal process on behalf of the owner.

B. The landlord registration statement shall be signed by the owner and witnessed by a notary public and shall contain the following declaration: "I certify that all information contained in this

statement is true and correct, except as making stated to be to the best of my knowledge and belief. I understand that the willful making of any false statement of material fact herein will subject me to the provision of law relevant to the making and filing of false instruments with government entity and in addition shall constitute a violation of this chapter."

§ 169-5 Penalties for offenses.

A. No rental property shall be occupied by anyone without compliance with the provisions of this chapter, and the owner's failure to comply shall constitute a violation of a certificate of occupancy.

B. Any persons violating any of the provisions of this chapter shall, upon conviction, be punishable by a criminal fine or subject to a civil penalty in an amount no less than $250 and not to exceed $1,000. Each day's violation shall constitute a separate and distinct charge.

This Local Law shall be effective immediately upon approval by the Harrison Town Board and upon filing with the Office of the Secretary of State, as provided by law.

ALL PERSONS HAVING AN INTEREST IN THE MATTER ARE INVITED TO ATTEND AND BE HEARD.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF HARRISON.

Jacqueline Greer
Town Clerk

Dated: Harrison New York
March 14, 2014