**Local Law No. 3 of the year 2021.**

A local law of the Town of Canadice Amending the Town Code of the Town of Canadice to add Chapter 97 Entitled: Short-Term Rentals.

§97.7(2) The Short-Term Rental permit, maximum occupancy limit, maximum parking, contact form and ***standards shall be prominently displayed inside and near the front entrance of the Short-Term rental***.

**§97.5 Short-Term Rental Standards.**

A. Property Requirements

(1) Property must comply and meet all current NYS Uniform Building Codes.

(2) There shall be one working smoke detector in each sleeping room and one additional smoke detector on each floor. Carbon monoxide detectors shall be installed as required by the New York State Uniform Fire Prevention and Building Code.

(3) Evacuation procedures must be posted in each sleeping room to be followed in the event of a fire or smoke condition or upon activation of a fire or smoke detecting or other alarm device.

(4) There shall be an ABC fire extinguisher on each floor and in the kitchen. Fire extinguishers shall be inspected prior to a renter occupying the property and no less than monthly by the permit holder(s) to ensure each contains a full charge. A record of the date inspected initialed by the permit holder shall be maintained and made available to the Code Enforcement Officer upon request.

(5) The house number shall be located both at the road and on the dwelling unit so that the house number is clearly visible from both the road and the driveway.

(6) Exterior doors shall be operational and all passageways to exterior doors shall be clear and unobstructed.

(7) Electrical systems shall be in good operating condition, labeled, unobstructed and shall be visible for the Code Enforcement Officer during the permitting process. Any defects found shall be corrected prior to permit issuance.

(8) All fireplaces shall comply with all applicable laws and regulations.

(9) The property must have a minimum of one (1) off-road parking space for every bedroom shown on the floor plan included with the application.

(10) Maximum occupancy for each Short-Term rental unit shall not exceed two (2) people per bedroom shown on the floor plan included with the application and two (2) people per minimum full size convertible sleeping accommodation furniture (i.e. futon, hide-a-bed) also identified on the floor plan. The maximum occupancy of a Short-Term rental Unit shall not exceed twelve (12) people, including permanent residents and renters.

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(11) In the event that the property has a septic system, the maximum occupancy shall be defined by the capabilities of the septic system, but in no event shall overnight occupancy for any Short-Term Rental Unit exceed twelve (12) people total.

(12) A septic system at the property must meet all state requirements.

(13) The septic system must have been pumped within the past four years and proof of pumping and satisfactory inspection by a qualified septic disposal firm shall be available to the Code Enforcement Officer. Once a Short-Term Rental permit is issued, the septic system must be pumped at least once every four years.

(14) The water supply to the property must meet all State requirements.

(15) One sign identifying the Short-Term Rental shall be allowed measuring no more than six square feet on a side. The sign may be double-sided but not internally lighted. The location, design and dimensions of the sign shall be reviewed and approved by the Code Enforcement Officer prior to issuance of the permit. If signage is desired after a permit has been issued, the Short-Term Rental permit holder must submit a request for review and approval to the Code Enforcement Officer prior to installation. If the property has vehicular access on more than one road, there may be one sign fronting on each road.

B. Insurance Standards

All applicants and permit holders must provide "Evidence of Property Insurance" and a "Certificate of Liability Insurance" indicating the premises is rated as a Short-Term Rental and maintain such insurance throughout the Term of the Short-Term Rental permit.

C. Provisions shall be made for weekly garbage removal during rental periods. Garbage containers shall be secured with tight-fitting covers at all times to prevent leakage, spilling or odors, and placed where they are not clearly visible from the road except at approximate pick-up time.

D. Rental Contract - All applicants and permit holders must have a rental contract, which includes the following:

(1) Maximum property occupancy;

(2) Maximum on-site parking provided; and

(3) Good Neighbor Statement stating:

a. The Short-Term Rental is in a residential area in the Town of Canadice and that renters should be considerate of the residents in neighboring homes.

b. Guests are requested to observe quiet hours from 11:00 p.m. – 7:00 a.m.

c. All renters will be subject to New York Penal Law §240.20 or any successor statute regarding disorderly conduct.

d. Littering is illegal; and

e. Recreational campfires must be attended.