

CHAPTER 23

LOCAL LAW NO. 14 OF 2016

**A LOCAL LAW ENTITLED
SHORT-TERM RENTALS**

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF
SHOREHAM, AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this local law is to protect the expectations of Village residents with respect to transient rentals, in that residents do not expect their neighbors to change frequently or to be strangers utilizing a single-family residence as if it were a motel.

SECTION 2. ENACTMENT.

A Chapter 23 of the Village Code entitled Short-Term Rentals is enacted, as follows:

§ 23-1. Legislative Intent.

The purpose of this Chapter 23, entitled a Short-Term Rentals Law, is to protect the expectations of Village residents with respect to the transient rentals.

§ 23-2. Transient Rental Property.

Any dwelling that is or may be occupied as a residence by any person for a period of less than fourteen (14) consecutive days, for which rent or other compensation is paid or payable directly or indirectly to the owner of such dwelling or any other person, shall be deemed to be a Transient Rental Property.

§ 23-3. Presumptions.

The presence of either of the following shall create a rebuttable presumption that a dwelling is a Transient Rental Property, with the understanding that such presumption may be so rebutted by evidence submitted to any Village Code Enforcement Officer establishing satisfactorily that the dwelling is not a Transient Rental Property:

(1) The dwelling is offered for lease, sublease or other types of occupancy on a website or other electronic medium that features short-term rentals or other types of occupancy without specifying a minimum term of at least fourteen (14) consecutive days.

(2) The dwelling is offered for lease, sublease or other types of occupancy in any other medium for a period of less than fourteen consecutive days.

§ 23-4. Prohibitions.

No owner or other person shall cause, permit or allow a dwelling to be used or occupied by any person in such a manner as to cause such dwelling to become a Transient Rental Property.

§ 23-5. Enforcement.

This Chapter 23 may be enforced by any Village Code Enforcement Officer, each of whom shall hereby be vested with authority to enforce the provisions of this Chapter 23, and any enforcement shall include a rebuttable presumption that the person responsible for any violation under this Chapter 23 shall include, but not be limited to, the record owner and/or actual user or occupant of the premises, as well as any person actually engaged in the rental of the premises.

§ 23-6. Penalties.

Any person in violation of any provision of this Chapter 23, shall upon conviction be subject to the following penalties:

(1) For a first offense, a fine of not more than one thousand (1,000) dollars.

(2) For a second offense, a fine of not less than one thousand (1,000) dollars nor more than one thousand five hundred (1,500) dollars.

(3) For each subsequent offense, a fine of not less than one thousand seven hundred fifty (1,750) dollars nor more than two thousand (2,000) dollars.

§ 23-7. Severability.

If any provision of this Chapter 23 is ruled unconstitutional or invalid, such ruling shall not affect the validity of any other provision of said chapter or said chapter as a whole.

SECTION 3. EFFECTIVE DATE.

This local law shall take effect immediately upon filing with the Secretary Of State as provided by law.

Effective Date: June 14, 2016