

## **LOCAL LAW # 5 OF 1990**

### **RENTAL PERMITS**

#### Section I

Owners and Lessors, or their respective agents, of rental housing units located in the Village of Moravia, New York, shall within one year after the effective date of this Local Law or within ninety days from the date of mailing to them of registration forms by the Code Enforcement Officer of the Village of Moravia, New York, whichever occurs first, file with the Code Enforcement Officer of the Village of Moravia, New York, on the registration forms available from the Code Enforcement Officer of the Village of Moravia, New York, the following information:

A. Names and addresses of the owner and lessor, and of his or her respective agents upon whom violation notices and orders may be served;

B. A description of the property, by street number or otherwise, as will enable the Code Enforcement Officer of the Village of Moravia, New York to located the same: and

C. Such other appropriate information as may be requested by the Village of Moravia, New York, including, but not limited to number of units, number and type of rooms, together with a schematic diagram showing the typical floor layout of the units and rooms with appropriate designations and identifications.

#### Section II

No rental unit may be occupied until and unless a rental permit for such rental unit has been issued and is in full force and effect.

#### Section III

No rental unit may be occupied by a new tenant until and unless an application for a rental permit has been filed at least seven days prior to such occupancy, and a reasonable opportunity for inspection has been given within such seven day period, and such inspection has been passed.

#### Section IV

Rental permits issued pursuant to satisfactory completion of a housing maintenance inspection, shall remain in effect for two years or until there is a change in tenancy, whichever event first occurs. Bi-annual inspections must be conducted before the end of the calendar month in which the expiring permit was issued.

#### Section V

Satisfactory completion of a housing maintenance inspection shall mean that the rental housing unit which is inspected, meets or exceeds all standards and criteria as established by the Local Laws and ordinances of the Village of Moravia, New York, as amended, and all other State, Federal and Local Laws which apply thereto, including, without limitation, the provisions of Chapter F, Housing Maintenance, and applicable alarm system requirements of Chapter B, Building Construction, and Article Twelve, Equipment Requirements of the Uniform Fire Prevention and Building Code of the State of New York. The said provisions of the Uniform Fire Prevention and Building Code of the State of New York are hereby adopted as a part of this Local Law and incorporated herein.

## Section VI

An inspection fee of \$15.00 shall be charged by the Village of Moravia, New York, in connection with a housing maintenance inspection of a rental unit.

## Section VII

This Local Law shall not apply to rental housing units which are exempt under any Federal or State Laws, or rules or regulations thereunder.