

LOCAL LAW FILING

Village of Camillus, Onondaga County, New York

Local Law No. 7 of the year 2023

A local law to amend the Village Code by adding a new Chapter 87 entitled Short-term Rentals in the Village of Camillus.

Be it enacted by the Board of Trustees as follows:

The Code of The Village of Camillus shall be amended by adding a new Chapter 87 as follows:

"Chapter 87 – Short-term Dwelling Rentals in the Village of Camillus

§87-1 Title.

This chapter shall be known and may be cited as the "Short-term Dwelling Rental Law of the Village of Camillus".

§87-2 Purpose.

- A A The purpose of this chapter shall be to provide health and safety of Village residents and visitors as follows: by protecting and preserving the Village's residential nature and unique, tranquil neighborhood character as sustained by the Village's zoning, subdivision, property maintenance and related local laws; protecting and ensuring the safety of its current and future residents as well as those traveling to or visiting in the Village; and preventing to the greatest extent practicable public safety risks, including, but not limited to, noise, trash, traffic and parking impacts associated with unregulated short-term rental of dwelling units.

§87-5 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

SHORT-TERM RENTAL – A dwelling unit or rooming unit and/ or any accessory outdoor areas, yards or structures that are rented, in whole or in part, to any person or entity for a period of less than 29 consecutive nights. "Short-term rental" includes an agreement, written or oral, granting such use or possession of a residence, in whole or part, to a person in exchange valuable consideration. "Short-term rental" shall also include any offer to rent, personally or through an agent, referral service, representative or other entity or person, or to communicate or advertise, verbally, in writing, or through other electronic means or otherwise, the availability for such rental or similar use of any dwelling unit or rooming unit and/or any accessory outdoor areas, yards or structures in whole or in part, or to knowingly allow, commission, authorize, or permit such communication or advertisement. "Short-term rental" shall also mean the selling of shares, time-share ownership or the establishing of other ownership, tenancy or use arrangement in which a person obtains a right of occupancy in all or any portion of a dwelling unit or rooming unit and/or accessory outdoor areas or yards or accessory structures for less than 29 consecutive nights. The term "Short-term rental" shall not include bed and breakfasts as defined in Section 110-7, hotels or motels or month-to-month tenancies in dwelling units.

§87-10 Prohibition of short-term dwelling rentals in residential zones in the Village of Camillus.

It shall be unlawful for any person to offer to rent or to operate any dwelling unit or rooming unit or portion thereof in any residential zone in the Village of Camillus, or to rent or operate any accessory structures or outdoor areas related to the dwelling unit or rooming unit or portions thereof, as a short-term rental as defined by this Chapter.

§87-20 Penalties for Offenses.

Any person, partnership, corporation, limited liability company, limited liability partnership or other entity who shall violate this Section regarding the prohibition of short-term rentals, shall be liable for a fine of at least \$1,000 and not to exceed \$3,500 for the first offense, and shall be liable for a fine of at least \$3,500 and not to exceed \$7,500 for a second offense committed within three years of the first offense and shall be liable for a fine of at least \$7,500 and not to exceed \$10,000 for a third offense committed within three years of the commission of the second offense. Each short-term rental period offered or rented shall be considered a separate offense. The foregoing penalties shall take precedent over those outlined elsewhere in this Code for violations of this Section regarding the prohibition of short-term rentals.

§87-40 Severability.

If any section, paragraph, sentence, clause or phrase of this chapter is found to be invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the remaining portions of this Chapter.

Upon motion made by Trustee J. Lighton and seconded by Trustee M. Rinaldo the foregoing resolution was put to a roll call, which resulted as follows:

Ann Eckert, Trustee	yes
Mark Eckert, Trustee	yes
James R. Lighton, Trustee	yes
Martin Rinaldo, Trustee	yes
Richard A. Waterman, Mayor	yes

Local Law 7 of the year 2023 was adopted on October 2, 2023.