

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one.)

of Monroe

Local Law No. 1 of the year 2024

A local law to Amend Ch. 40 (Registration and Permitting of Property) to Simplify Article II Governing
(Insert Title)
Residential Rental Permits.

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Monroe as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2024 of the ~~(County)(City)(Town)(Village)~~ of Monroe was duly passed by the Town Board on February 5, 2024, in accordance with the applicable *(Name of Legislative Body)* provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the ~~(County)(City)(Town)(Village)~~ of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the ~~(County)(City)(Town)(Village)~~ of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. *(Elective Chief Executive Officer*)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the ~~(County)(City)(Town)(Village)~~ of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20____. Such local *(Elective Chief Executive Officer*)* law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

Valerie Bites

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date:

February 7, 2024

(Seal)

**TOWN OF MONROE
LOCAL LAW NO. 1 OF THE YEAR 2024**

**A LOCAL LAW AMENDING CHAPTER 40 (REGISTRATION AND PERMITTING
OF PROPERTY) TO SIMPLIFY ARTICLE II GOVERNING
RESIDENTIAL RENTAL PERMITS**

Be it enacted by the Town Board of the Town of Monroe, pursuant to Municipal Home Rule Law § 10(1)(ii)(d)(3) and with intent to supersede the provisions of New York State Town Law § 264 and 265, as follows:

Section 1: Legislative findings and intent.

The Town Board of the Town of Monroe hereby finds and declares:

- A. Article II of Chapter 40 governing residential rental permits is overly complex, leading to difficulties of interpretation.
- B. Several provisions of the existing Article II are unnecessarily repetitive and contain contradictory provisions.
- C. As currently written, several loopholes exist that could allow rental dwellings to be used in a manner that is inconsistent with the original purpose of this chapter.

Section 2: Definitions to be Modified.

Amend Section § 40-21 (Definitions) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) to change the existing definition of dwelling unit, which currently reads as follows:

DWELLING UNIT

Any residential area, space, or housing unit in any zoning district which is occupied for habitation as a residence by persons other than the owner or the owner's immediate family.

Is hereby amended to instead read as follows:

DWELLING UNIT

A structure or lawfully demised portion thereof designed and approved to be occupied as a residence by one "family" as defined in §57-3 (family).

Section 3: Definitions to be Added.

Amend Section §40-21 (Definitions) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) to add the following definitions:

FAMILY

For the purpose of this article family shall mean as set forth in § 57-3 (Family).

LEASE

An agreement by the owner or agent of a dwelling unit to allow the use of real property or occupancy of a dwelling unit on a non-transient basis (as defined in § 57-3) to a person or persons whether or not such agreement is in writing or whether or not such agreement is in exchange for compensation.

LESSEE (RENTER)

A person or family that occupies a dwelling unit or uses real property by lease with the owner.

RENTAL DWELLING

A Dwelling Unit that has been leased.

Section 4: Definitions to be Deleted.

Amend section § 40-21 (Definitions) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) to delete the following definitions:

DORMITORY

A building primarily providing sleeping and/or residential quarters for large numbers of people including but not limited to boarding schools, college or university students.

MIXED USE OCCUPANCY

A building or portion thereof that is utilized or occupied for more than one use or purpose. This article shall apply only to the dwelling units contained within mixed-use occupancy buildings.

MULTIPLE RESIDENCE

A building or portion thereof designed for or occupied by three or more family units living independently of each other.

RENTAL PROPERTY

Dwelling unit(s) in one and two family homes, multiple residences, dormitories, and mixed-use occupancy buildings in any zoning district which are occupied for habitation as a residence by persons other than the owner or the owner's immediate family and for which a fee or other compensation is received by the owner or managing agent, directly or indirectly, in exchange for such residential occupation. The term "rental property" shall exclude properties used solely for nonresidential purposes; one family homes which continue to be the primary and permanent residence of the owner but are leased or occupied by one other than the owner or owner's immediate family for six months or less in any calendar year; two-family homes where the owner or a member of the owner's immediate family resides in one of the two dwelling units; short-term rentals; legal habitable dwellings detached

from the main residence of the owner or owner's immediate family on the lot; multiple dwellings where the owner or owner's immediate family reside on site; large multiple residence developments or communities having approved bylaws and a homeowner's association, board or similar management organization on-site with jurisdiction over rental property, and the on-site office is manned during regular business hours and has an emergency hotline available for use during nonbusiness hours; those having valid accessory dwelling unit permits; any property owned and/or operated by the United States, the State of New York, the County of Orange, Town of Monroe and their respective agencies and political subdivisions; any property managed or operated by a not-for-profit organization to provide community-based housing in compliance with guidelines established by New York State, Orange County, or the federal government, and the property is certified and inspected by the requisite governmental agency pursuant to said guidelines.

Section 4: Exemptions & Prohibited Acts.

Section § 40-22 (Prohibited Acts) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) which currently reads as follows:

§ 40-22.1 Exemptions.

- A. This chapter shall not apply to the following legally existing properties for which a certificate of occupancy is valid:
- (1) Properties used solely for nonresidential purposes.
 - (2) A lot where at least one dwelling unit is the primary and permanent residence of the owner or owner's immediate family for no less than six months in any calendar year.
 - (3) Short-term rentals.
 - (4) Multiple Dwelling Groups (as defined by §57-3) having approved bylaws and a homeowner's association, board or similar management organization on-site with jurisdiction over rental property, and the on-site office is manned during regular business hours and has an emergency hotline available for use during nonbusiness hours.
 - (5) Accessory Apartment Dwellings
 - (6) Any property owned and/or operated by the United States, the State of New York, the County of Orange, Town of Monroe and their respective agencies and political subdivisions.
 - (7) Any property owned and/or operated by the United States, the State of New York, the County of Orange, Town of Monroe and their respective agencies and political subdivisions.

Is hereby amended to instead read as follows:

§ 40-22.2 Prohibited Acts

- A. By owner
- (1) It shall be unlawful for the owner to lease any rental dwelling for which a valid rental permit has not been issued pursuant to this article.

- (2) It shall be unlawful for the owner to submit for filing pursuant to this chapter false or misleading statements or information, or to submit for filing a certification or other document generated by one who did not inspect all portions of the rental dwelling.
 - (3) It shall be unlawful for the owner to concurrently lease or offer to lease one rental dwelling to more than one family as defined herein.
 - (4) It shall be unlawful for an owner to lease or offer to lease less than the entire dwelling unit to a family.
 - (5) It shall be unlawful for the owner to allow any lessee to sublet the property or portion thereof. It shall be unlawful for an owner to fail to reasonably enforce such restriction upon a lessee once a subletting arrangement is known.
 - (6) It shall be unlawful for the owner (that is not otherwise exempt under the provisions of § 40-22.1) to allow a property containing a rental dwelling to also be used for the operation of a business, including the outside storage of vehicles, equipment or supplies that are not customarily stored on a residential lot. A single commercial vehicle of less than 20 feet in length and less than 7,500 pound curb weight, shall be permitted for each residential dwelling where such vehicle is also used in the course of daily housekeeping operations of the residence. It shall be unlawful for an owner to fail to reasonably enforce such restriction upon a tenant once a business use is known.
- B. By engineer, architect and other consultant
- (1) It shall be unlawful for any engineer, architect or other consultant including an independent state certified code enforcement official to generate or produce a certification or other document for filing pursuant to this chapter containing false or misleading statements or information.
 - (2) To generate a certification without entering into and/or inspecting all portions of the rental dwelling.
 - (3) Nothing herein shall be deemed to prevent or limit prosecution of any individual under the New York State Penal Law or other statutes concerning false documents or filings.

Section 5: Presumptive Evidence.

Section § 40-23 (Presumptive evidence) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) which currently reads as follows:

§ 40-23 Presumptive evidence.

- A. The presence or existence of any of the following shall create a rebuttable presumption that rental property or a dwelling unit is being rented. Nothing herein shall be construed so as to prevent persons from living together as a family unit with the owner.
- (1) The property is occupied by someone other than the owner, and the owner or managing agent of the property represents in writing or otherwise, to any

- person or establishment, business, institution or government agency, that he resides at an address other than the rental property.
- (2) Persons living in the rental property or dwelling unit represent that they pay rent to the owner of the premises.
 - (3) Utilities, cable, phone or other services are in place or requested to be installed or used at the premises in the name of someone other than the record owner.
 - (4) Testimony by a witness with personal knowledge of the facts that a person other than the record owner resides at the premises.
 - (5) There is more than one mailbox at the premises.
 - (6) There is more than one gas meter at the premises.
 - (7) There is more than one electric meter at the premises.
 - (8) There are separate entrances for segregated parts of the building.
 - (9) There are partitions or internal doors which may serve to bar access between segregated portions of the building including but not limited to bedrooms.
 - (10) There exists a separate written or oral lease, or rental or occupancy agreement, or payment arrangement for portions of the rental property between the owner or managing agent and the different occupants and/or tenants of the property.
 - (11) There exists an inability of any occupant or person in possession thereof to have unimpeded and/or lawful access to all parts of the rental property or rental unit.
 - (12) Two or more kitchens each containing one or more of the following: a range, oven, hotplate, microwave or other similar device customarily used for cooking or preparation of food and/or a refrigerator. This factor alone shall not be deemed presumptive where a second kitchen exists for a religious reason.

Is hereby amended to instead read as follows:

§ 40-23 Presumptive evidence.

- A. The presence or existence of any of the following conditions on a property that is not exempt pursuant to § 40-22.1 or that has received a permit pursuant to the requirements of this Article shall create a rebuttable presumption that a property is in violation of this article.
 - (1) The property is occupied by someone other than the owner, and the owner or managing agent of the property represents in writing or otherwise, to any person or establishment, business, institution or government agency, that he resides at an address other than the rental dwelling.
 - (2) Persons living on the property represent that they pay rent to the owner of the premises.
 - (3) Utilities, cable, phone or other services are in place or requested to be installed or used at the premises in the name of someone other than the record owner.

- (4) Testimony by a witness with personal knowledge of the facts that a person other than the record owner resides at the premises.
- (5) There is more than one mailbox per dwelling unit based on the certificate of occupancy and/or tax records for the premises.
- (6) There is more than one gas meter per dwelling unit based on the certificate of occupancy and/or tax records for the premises.
- (7) There is more than one electric meter per dwelling unit based on the certificate of occupancy and/or tax records for the premises.
- (8) There are separate entrances into the building, which appear to be used by different persons or groups of persons.
- (9) There are partitions or lockable internal doors which may serve to bar access between segregated portions of the same dwelling unit, including but not limited to keyed locks or pad-locks on bedroom doors.
- (10) There exists an inability of any non-minor occupant of the dwelling unit to have unimpeded and/or lawful access to all parts of the rental dwelling.
- (11) The dwelling unit contains two or more kitchens each containing one or more of the following: a range, oven, hotplate, microwave or other similar device customarily used for cooking or preparation of food and/or a refrigerator. This factor alone shall not be deemed presumptive where a second kitchen exists for a religious reason.
- (12) There are more vehicles regularly parked at the property than equal the number of total dwelling units plus the number of total bedrooms based on the certificate of occupancy and/or tax records for the premises. For example, if a property contains a single three-bedroom dwelling, there are more than 4 vehicles parked (1 for dwelling + 3 for bedrooms). For further example, if a property contains an efficiency/studio, a one-bedroom unit and a two-bedroom unit, there are more than 6 vehicles parked (3 for dwellings + 3 for bedrooms).

Section 6: Terms of rental permits and renewals; compliance.

Section § 40-24 (Terms of rental permits and renewals; compliance) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) is hereby amended to add the following subsection:

- C. All printed or online advertisements of an available rental dwelling shall include the rental permit number.

Section 7: Application for Rental Permits Modifications.

Subsections A-C of Section § 40-25 (Application for Rental Permits Modifications.) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) which currently read as follows:

- A. The owner or managing agent of rental property or a dwelling unit shall apply for a rental permit before the property or dwelling unit is advertised for rent or if the vacancy is not advertised then such permit shall be obtained before the

premises are leased or occupied by one other than a member of the owner's immediate family. The rental permit number shall be noted on the advertisement. Failure to file an application or to apply within the specified period shall be deemed a violation of this article.

- B. Transfer of property. In the event ownership of rental property is transferred to a new owner, the new owner or managing agent shall apply for a rental permit within 30 days of the closing of title if any portion of the property is rented or leased at the time of closing. If an application is not filed by the new owner, there shall be a presumption that any rentals on the property have terminated. Any rentals by the new owner without application for and receipt of a permit shall be a violation of this article.
- C. Application. Applications for rental permits shall be on forms provided by the Town Building Department and signed by each owner or managing agent of the property and must be submitted with an application fee as set forth in the Town Fee Schedule. In no instance shall the filing of an application and payment of fees be construed as to exonerate the owner or managing agent of responsibility for compliance with the building, housing and maintenance requirements of any local, county, state or federal agency having jurisdiction. Each application shall include the following information as is determined applicable in the discretion of the Building Inspector:

Are hereby amended to instead read as follows:

- A. The owner of a dwelling unit shall apply for a rental permit before the dwelling unit is leased or advertised for lease. Failure to file an application or to apply within the specified period shall be deemed a violation of this article. Each rental dwelling shall require a separate rental permit.
- B. Transfer of property. The rental permit for a rental dwelling shall expire 30 days following the closing of title transferring ownership of the rental dwelling or the property on which the rental dwelling is located. Where an owner purchases a property having a rental permit and existing lawful lessees in accordance with the rental permit, and were the new owner files a new permit application prior to the expiration of the previous rental permit, the previous permit shall be extended for a term of six months or until such time as a permit decision is made, whichever occurs first, except that the new owner shall not lease the property to any new tenants while the application is being processed.
- C. Application. Applications for rental permits shall be on forms provided by the Town Building Department and signed by each owner or managing agent of the property and must be submitted with an application fee as set forth in the Town Fee Schedule. Where multiple rental permit applications are made for a single building or property, the Town Board may reduce the fee where it finds that the full fee is not required by virtue of the ability for the applications to be processed jointly. In no instance shall the filing of an application and payment of fees be construed as to exonerate the owner or managing agent of responsibility for compliance with the building, housing and maintenance

requirements of any local, county, state or federal agency having jurisdiction. Each application shall include the following information as is determined applicable in the discretion of the Building Inspector:

Section 8: Application for Rental Permits Deletions.

Section § 40-25 (Application for Rental Permits Modifications) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) to delete the following subsection:

E. Noncompliance. Failure of an owner or managing agent to secure a rental permit or to timely amend information shall constitute a violation of this article.

Section 9: Grounds for denial of rental permit modifications.

Section § 40-36 (Application for Rental Permits Modifications) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits) which currently reads as follows:

§ 40-36 Grounds for denial of rental permit.

- A. An application for the issuance of a rental permit may be denied, including an application for the renewal or transfer of a permit, under the following circumstances.
- (1) The rental property, or parts thereof, is determined to be unfit for human habitation or occupancy or a hazard to the public because of the failure of the owner or occupant to comply with notice(s) or order(s) issued by the town, or due to a prolonged lack of maintenance or owner failure; or
 - (2) The rental property, or parts thereof, contains unsafe equipment, wiring, pipes or other conduit or installation, or lacks illumination, ventilation, sanitation, heat or other facilities adequate to protect the health and safety of the occupants or the public; or
 - (3) The rental property, or parts thereof, is damaged, decayed, dilapidated, unsanitary, unsafe or infested in such a manner as to create a hazard to the health and safety of the occupants or the public; or
 - (4) The rental property, because of its location, general condition, state of the premises, number of occupants or other reason, is unsanitary, unsafe, hazardous, overcrowded or for other reasons is detrimental to the health and safety of the occupants or the general public in whole or part, including but not limited to the parking of a number of vehicles that routinely exceeds the available parking on the site; or
 - (5) Occupancy of the rental property by the persons using the premises creates a hazard or public nuisance or other condition which negatively impacts the use and/or enjoyment of surrounding properties, or threatens the peace and good order or quality of life in the surrounding community; or
 - (6) The certificate of occupancy or letter in lieu for the rental structure is in the process of being suspended or revoked. In such cases, any pending application for a rental permit, or for the renewal or transfer of a permit, shall be held in abeyance pending the outcome of such suspension or revocation proceeding, and the application shall be denied if the certificate of occupancy or letter in lieu is ultimately suspended or revoked. Any

decision to deny an application for a permit, or a renewal or transfer of same because of the suspension or revocation of a certificate of occupancy or letter in lieu shall be final.

- (7) The existence of any other condition or circumstance which, in the opinion of the Town is dangerous, illegal, unsafe or jeopardizes the health, welfare and safety of the general public or occupants.
 - (8) More than 10 existing residential rental permits within one square mile of the applicant's proposed residential rental property.
- B. Notwithstanding anything contained herein to the contrary, the Building Inspector, or his designee, as the circumstances warrant and on a case by case basis, may authorize a short extension of time to allow the property owner to rectify a minor condition or irregularity on the property prior to denying the application outright, including, for example, the installation of working smoke detectors and carbon monoxide detectors. Nothing contained herein shall authorize the Building Inspector to permit a property owner or person in charge of the property time to rectify an illegal extension, alteration, conversion, use or other change made in violation of the Town Code or other applicable law or rule. In such event, the application shall be denied and a notice of violation, notice to comply, notice to remedy, and/or summonses issued.

Is hereby amended to instead read as follows:

§ 40-36 Grounds for denial of rental permit.

- A. An application for the issuance of a rental permit may be denied, including an application for the renewal or transfer of a permit, under the following circumstances.
- (1) The rental dwelling, or parts thereof, is determined to be unfit for human habitation or occupancy or a hazard to the public because of the failure of the owner or occupant to comply with notice(s) or order(s) issued by the town, or due to a prolonged lack of maintenance or owner failure; or
 - (2) The rental dwelling, or parts thereof, contains unsafe equipment, wiring, pipes or other conduit or installation, or lacks illumination, ventilation, sanitation, heat or other facilities adequate to protect the health and safety of the occupants or the public; or
 - (3) The rental dwelling, or parts thereof, is damaged, decayed, dilapidated, unsanitary, unsafe or infested in such a manner as to create a hazard to the health and safety of the occupants or the public; or
 - (4) The rental dwelling or the property it is located on, because of its location, general condition, state of the premises, number of occupants or other reason, is unsanitary, unsafe, hazardous, overcrowded or for other reasons is detrimental to the health and safety of the occupants or the general public in whole or part, including but not limited to the parking of a number of vehicles that routinely exceeds the available parking on the site; or
 - (5) Occupancy of the rental dwelling or the property it is located on by the persons using the premises creates a hazard or public nuisance or other

condition which negatively impacts the use and/or enjoyment of surrounding properties, or threatens the peace and good order or quality of life in the surrounding community; or

- (6) The certificate of occupancy or letter in lieu of the rental dwelling is in the process of being suspended or revoked. In such cases, any pending application for a rental permit, or for the renewal or transfer of a permit, shall be held in abeyance pending the outcome of such suspension or revocation proceeding, and the application shall be denied if the certificate of occupancy or letter in lieu is ultimately suspended or revoked. Any decision to deny an application for a permit, or a renewal or transfer of same because of the suspension or revocation of a certificate of occupancy or letter in lieu shall be final.
 - (7) The existence of any other condition or circumstance which, in the opinion of the Town is dangerous, illegal, unsafe or jeopardizes the health, welfare and safety of the general public or occupants.
- B. Notwithstanding anything contained herein to the contrary, the Building Inspector, or his designee, as the circumstances warrant and on a case-by-case basis, may authorize a short extension of time to allow the property owner to rectify a minor condition or irregularity on the property prior to denying the application outright, including, for example, the installation of working smoke detectors and carbon monoxide detectors. Nothing contained herein shall authorize the Building Inspector to permit a property owner or person in charge of the property time to rectify an illegal extension, alteration, conversion, use or other change made in violation of the Town Code or other applicable law or rule. In such event, the application shall be denied and a notice of violation, notice to comply, notice to remedy, and/or summonses issued.

Section 10: Revocation of rental permits.

Paragraph 2 of subsection A of section § 40-37 (Revocation of rental permits) of Chapter 40 (Registration and Permitting of Property) Article II (Residential Rental Permits), which currently reads as follows:

- (1) The Town has suspended or revoked the certificate of occupancy or letter in lieu for the rental property.

Is hereby amended to instead read as follows:

- (1) The Town has suspended or revoked the certificate of occupancy or letter in lieu for the rental dwelling.

Section 11: State Environmental Quality Review Act.

Pursuant to 6 NYCRR 617.4 (b)(2), this Local Law is classified as a Type I action under the State Environmental Quality Review Act and it has been determined that there is no adverse environmental impact resulting from this action.

Section 12: Severability.

If a court of competent jurisdiction determines that any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this Local Law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 13: Inconsistency.

All other local laws and ordinances of the Town of Monroe that are inconsistent with the provisions of this local law are hereby repealed; provided, however, that such repeal shall be in addition to such other local laws or ordinances regulating and governing the subject matter covered by this local law.

Section 14: Code Preparation.

The Town's Code preparation contractor is authorized, without further action of the Town Board, to correct typographical errors, numbering and other related technical changes that do not affect or alter the substantive provisions of this local law.

Section 15: Effective date.

This Local Law shall take effect immediately upon filing in the office of the Secretary of State in accordance with Section 27 of the New York Municipal Home Rule Law.