

**VILLAGE OF CAYUGA HEIGHTS  
LOCAL LAW 4 OF THE YEAR 2022**

**A LOCAL LAW TO AMEND  
THE VILLAGE OF CAYUGA HEIGHTS CODE CHAPTER 305, "ZONING,"  
ARTICLE V, "RESIDENCE ZONE," SECTION 305-17(I), "SHORT-TERM RENTAL"  
PROVISIONS**

Be it enacted by the Board of Trustees of the Village of Cayuga Heights (the "Village") as follows:

**SECTION I            PURPOSE AND INTENT**

The Village's Board of Trustees has found that use of residences in the Village as short-term rental units continues to occur, and that in some cases homeowners have failed to comply with the Village Code's requirements for short-term rentals. Additionally, the Village Board has determined that the short-term rental registration permit fee should be increased. Further, the Village Board has determined that the provisions of Section 305-17(I)(5) concerning penalties for violations are unnecessarily complicated and should be revised and simplified. The purpose of this Local Law is to modify the text of Village Code Chapter 305, Article V, Section 305-17(I) as stated below.

**SECTION II            AUTHORITY**

This Local Law is enacted pursuant to the grant of powers to local governments provided in Section 10 of the Municipal Home Rule Law to adopt and amend local laws not inconsistent with the provision of the New York State Constitution and not inconsistent with any general law relating to its property, affairs, government or other subjects provided for in said Section 10 of the Municipal home Rule Law.

**SECTION III            AMENDMENT OF ZONING LAW ARTICLE V, "RESIDENCE ZONE," SECTION 305-17(I)(3), "SHORT-TERM RENTAL REGISTRATION PERMIT"**

Subsection 305-17(I)(3)(c), of Article V, "Residence Zone," of the Zoning Law, is hereby deleted in its entirety and replaced with the following:

(c) The registration permit fee is \$150.00 per year.

**SECTION IV            AMENDMENT OF ZONING LAW ARTICLE V, "RESIDENCE ZONE," SECTION 305-17(I)(5), "PENALTIES"**

Subsection 305-17(I)(5), of Article V, "Residence Zone," of the Zoning Law, is hereby deleted in its entirety and replaced with the following:

(a) The penalty provisions of § 305-113 below shall not apply to any violation of the provisions of this § 305-17(I), and the following provisions shall apply to any such violation.

- (b) If the owner of any residence who uses the residence or any part thereof for short-term rental in violation of the requirements of this section, whether in violation of registration permit requirements, in violation of the maximum time limits stated in Subsections (I)(2)(a)-(c) above, or otherwise, each such violation shall be punishable by a fine of \$300.00, and, if the owner has a current registration permit, the registration permit shall be revoked for the current year.
- (c) Each additional violation, including but not limited to, each additional night rented beyond the limits stated in Subsections (I)(2)(a)-(c), shall constitute a separate and new violation, and each new violation shall be punishable by a fine of \$300.00.
- (d) If an owner lists, advertises or markets the residence or any part thereof as being available for short-term rental without having obtained a current registration permit, but the owner has not yet used the residence for short-term rental, the owner shall be subject to any applicable fines set forth in this Subsection 305-17(I), however, if the owner delivers payment of such fines to the Village along with the registration permit application and fee therefor, the owner may obtain a short-term rental registration permit from the Village for the remainder of that calendar year.
- (e) In addition to any penalties imposed by this section, an owner found in violation of this section shall be liable for any costs and reasonable attorney's fees incurred by the Village of Cayuga Heights related to the enforcement of these provisions against the owner.
- (f) All penalties assessed in accordance with this section, including all costs and reasonable attorney's fees, shall constitute a lien and charge on the real property on which such lien is levied until paid or otherwise satisfied or discharged and shall be collected in the same manner and at the same time as other Village charges against such real property.

**SECTION IV            SUPERSEDING EFFECT**

All Local Laws, Articles, resolutions, rules, regulations and other enactments of the Village of Cayuga Heights in conflict with the provisions of this Local Law are hereby superseded to the extent necessary to give this Local Law full force and effect. Without limiting the foregoing, to any extent that the terms of the Zoning Law of the Village of Cayuga Heights are deemed to be in conflict with the requirements of this Local Law, the terms of this Local Law shall govern and control.

**SECTION V            PARTIAL INVALIDITY.**

In the event that any portion of this Local Law is declared invalid by a court of competent jurisdiction, the validity of the remaining portions shall not be affected by such declaration of invalidity.

**SECTION VI            EFFECTIVE DATE.**

This Local Law shall be effective as of January 1, 2023.