

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.

Village of Marcellus

Local Law No. _____ of the year 2024.

A local law to amend Chapter 188 (Rental Dwelling Registration) of the Code of the Village of Marcellus to
(Insert Title)
define and prohibit short-term rentals

Be it enacted by the Village Board of the

Village of Marcellus as follows:

Section 1. Chapter 188 of the Code of the Village of Marcellus entitled "Rental Dwelling Registration and Inspection" is hereby amended to change the title of the chapter to:

Rental Dwellings

Section 2. Chapter 188 of the Code of the Village of Marcellus is hereby amended to add Article II entitled Short-Term Rentals

Section 3. Chapter 188 of the Code of the Village of Marcellus is hereby amended to add the following sections to new Article II:

Section 188-9 – Short-term rental defined.

Short-term rentals are 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 29 consecutive nights or less. "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 for monetary compensation or other 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, 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 29 consecutive nights or less. The term "short-term rental" shall not include month-to-month tenancies in dwelling units, bed-and-breakfasts, hotels or motels. Short-term rentals are prohibited in the Village of Marcellus.

Section 188-10 – Short-term rentals prohibited.

It shall be unlawful for any person to offer to rent or to operate any dwelling unit or rooming unit or portion thereof, 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 above.

Section 4. This Local Law shall be effective upon filing with the office of the Secretary of State, and the Village Clerk is directed to immediately file a copy of this Section with the New York State Secretary of State as required by law.

(Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. __ of 2024 of the Village of Marcellus was duly passed by the Village Board on _____, in accordance with the applicable provisions of law.

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 _____, above.

Charnley Abbott, Village Clerk

(Seal)

Date: _____

STATE OF NEW YORK
COUNTY OF ONONDAGA

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

Jeffrey Brown, Village Attorney

Date: _____