

# Summary of the Hague Short Term Rental Ordinance

## Intent of the Ordinance

The goal is to protect the character of residential neighborhoods while balancing that with the desire of many owners and local businesses to earn income from short term rentals. The town also wants to forestall an influx of owners solely interested in using properties as an investment so that housing stock is more available to long term renters and owners engaged in supporting the community.

## Permit Application

A new property owner must wait three years from date of purchase before applying for a Short Term Rental permit. A change of ownership through a transaction that is not arms length (e.g. an intra-family sale, death of a parent owner or putting a property in a trust or LLC) is not subject to the three year waiting period.

A permit is good for up to three years but prorated to match the town's tri-annual permit renewal cycle. Requirements to receive a permit include the following:

1. Non-refundable application fee of \$300, which is prorated to match the permit renewal cycle.
2. Copy of deed or other instrument to show ownership of the property.
3. Proof of registration with the Warren County Treasurer's office to pay the occupancy tax.
4. Certificate of compliance with town zoning rules given by the Zoning Enforcement Officer (ZEO). Inspection may be necessary.
5. Site plan (not to scale) showing buildings and parking available to renters.
6. A copy of rules and regulations imposed upon the renters by the owner.
7. A copy of any written agreement required to be signed by the renters.
8. Contact information for each owner and a local representative. The latter must be someone within 30 minutes travel time who can respond to incidents & emergencies.

## Operating Rules

1. Only one Short Term Rental per single-family home; two rentals cannot occur at the same time within one house.
2. No temporary structures or vehicles permitted for use or occupancy as a Short Term Rental.
3. Rentals must be for at least six nights during the period of May 15 – September 15.
4. Occupancy limited to number of bedrooms x 2 + 2. A bedroom is a room with a door and window that is primarily used for sleeping. Occupancy also subject to septic system capacity.
5. Weekly trash removal service required. Trash receptacles must have tight-fitting lids and be stored away from the road except for trash pickup.
6. Rules imposed by the owner must be available to the renter in a conspicuous location.
7. The Short Term Rental permit must be posted in a conspicuous location along with the Town of Hague Tenant Info Sheet that references the town's E-Code Section 160-61, and the Lake George Septic & Sewer Waste Water Care Card.
8. The house number must be visible from the road.

## Enforcement and Appeals

- The fine is \$100-\$500 for a first violation and \$500-\$1000 for any subsequent violation within a three year period. A permit will be revoked for a third violation within a three year period.
- A revoked permit cannot be reissued for one year. An owner can appeal to the town board to abate the one year suspension.
- All past violations, including those older than three years, remain on record and can be considered when an owner applies for a new permit.
- An owner who operates a Short Term Rental without a permit will be notified to desist and denied a permit.
- An applicant who is denied a permit or has a permit revoked may appeal within 30 days. A revocation is stayed while under appeal.

This is a summary of the ordinance. The official ordinance provides the authoritative language on all rules.