

§ 160-59.2 Rentals [Added 5-12-2009]

From the Codes of the Town of Hague

A. Purpose. The purpose of these rental regulations is to allow the rental of one-family dwellings and to promote and protect the public health, welfare, and safety, and to protect the economic property values and aesthetics of neighborhoods. To further protect the abutting neighborhoods and tenants of such dwellings, the following regulations apply:

(1) The owner of the rental property assumes responsibility for the health, safety, and welfare of the renter by assuring compliance with the appropriate fire prevention and building codes, sanitary codes, and local Town of Hague Zoning Codes.

(2) The owner of the rental property assumes responsibility for the conduct of the tenants so as to protect the health, safety, and welfare of the surrounding property owners and to protect the property values of the neighborhood.

B. General.

(1) Smoke Detectors. Each rental dwelling shall be equipped with a functioning smoke detector device and CO2 monitor, in compliance with New York State Uniform Fire and Prevention and Building Code.

(2) Septic systems. Leach fields shall be clearly flagged to prevent damage from cars parking or installation of sporting goods equipment.

(3) Occupancy limitation of rental, based on the number of bedrooms in the dwelling: Occupancy is calculated at two persons per bedroom, plus two additional persons (number of bedrooms _____ x 2) + 2 = _____ occupants).

(4) Requirements of owners of rental property: All owners of rental property shall maintain, at the premises to be rented, a display of information for the tenant of the property. The display should be posted next to the main entrance of the home to be rented. Said display should include:

- (a) Fire, ambulance, and police numbers.
- (b) 911 address.
- (c) Drinking-water source.
- (d) Information relevant to sewage system.
- (e) Emergency contact person: name and phone number of person who could be reached within 25 miles.
- (f) Occupancy limitation.
- (g) Trash disposal information.
- (h) Town of Hague Dog Regulations (if applicable.)
- (i) Any other pertinent information relevant to use or restrictions of the property.

Form can found for editing purposes at townofhague.org under Zoning Application Forms



Tenant information for Rental property

Owners Name: _____

For fire, ambulance, and police dial: 911

911 address. _____

Drinking-water source: _____

Sewage system information: Do not flush anything except toilet paper down the lavatories, even if the hygiene products are labeled "flushable."

Emergency contact person: _____
(for property maintenance) **Name**

Phone #

Maximum Occupancy of this property is: _____ **people.**

Trash disposal: _____

Dog(s) _____

Additional information:

