

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 Beacon _____

Local Law No. 6 of the year 2024

A local law A LOCAL LAW AMENDING CHAPTER 173 OF THE BEACON CITY CODE

(Insert Title)

CONCERNING PROHIBITION OF EVICTION WITHOUT GOOD CAUSE

Be it enacted by the City Council of the
(Name of Legislative Body)

County City Town Village
(Select one.)

of Beacon _____ as follows:

See attached

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

CITY OF BEACON



Amanda C. Caputo
City Clerk
One Municipal Plaza, Suite One
Beacon, New York 12508

Telephone (845) 838-5003
Facsimile (845) 838-5012

I, AMANDA C. CAPUTO, City Clerk of the City of Beacon, New York, do hereby certify that
the attached is a true and accurate copy of Local Law No. 06 of 2024 entitled

**A LOCAL LAW AMENDING CHAPTER 173 OF THE BEACON CITY CODE
CONCERNING PROHIBITION OF EVICTION WITHOUT GOOD CAUSE**

adopted by the Beacon City Council at a regular meeting held on August 19, 2024. Council Member
Wetherbee made the motion that the resolution be adopted. Council Member Aymar-Blair seconded the
motion. Council Members Wake, Rhodes, Wetherbee, Aymar-Blair, and Mayor Kyriacou voted in favor
(5). Council Members Grant and Domanski were absent (2). Motion carried.

WITNESS THERE I have set my hand and seal of the City of Beacon this 20th day of August,
2024.

Signed: _____

Amanda C. Caputo, City Clerk

SEAL

LOCAL LAW NO. 6 OF 2024

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW AMENDING CHAPTER 173 OF THE BEACON CITY CODE
CONCERNING PROHIBITION OF EVICTION WITHOUT GOOD CAUSE**

A LOCAL LAW to repeal and replace Article III of Chapter 173 of the Beacon City Code to enact a local Good Cause Eviction law pursuant to New York Real Property Law Article 6-A.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 173 of the Beacon City Code, Article III – Prohibition of Eviction Without Good Cause Law, Sections 173-14 to 173-19 are hereby repealed.

Section 2. Chapter 173 of the Beacon City, Article III – Prohibition of Eviction Without Good Cause Law, is hereby amended to add Sections 173-14 through 173-16 as follows:

Article III Prohibition of Eviction Without Good Cause Law

§ 173-14 Purpose.

The purpose of this Article is to adopt a local law pursuant to and in accordance with the provisions of Article 6-A of the New York State Real Property Law to prohibit certain evictions without good cause in the City of Beacon.

§ 173-15 Prohibition of eviction without good cause established.

- A.** All applicable provisions set forth in Article 6-A of the New York State Real Property Law, and any amendments thereto, are hereby adopted by the City of Beacon.
- B.** Pursuant to § 213(2)(a) of Article 6-A of the New York State Real Property Law, for the purposes of this Article, any unit on or within a housing accommodation shall be exempt from the provisions of this Article if such unit has a monthly rent above three hundred forty-five percent (345%) of fair market rent, as published by the United States Department of Housing and Urban Development and as shall be published for the County of Dutchess by the New York State Division of Housing and Community Renewal.

- C. Pursuant to § 213(2)(b) of Article 6-A of the New York State Real Property Law, for the purposes of this Article, a “small landlord” is defined as a landlord of no more than one (1) units anywhere in the State of New York shall be exempt from the provisions of this Article.

§ 173-16 Automatic Sunset of this Article.

Pursuant to § 7(b) of Chapter 56, Part HH, of the Laws of the State of New York of 2024, this Article shall automatically expire and be repealed on June 15, 2034, unless Article 6-A of the New York State Real Property Law is extended, terminated, or otherwise amended by the State of New York prior to such automatic repeal date.

Section 3. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 173 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word “Local Law” shall be changed to “Chapter,” “Section” or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

(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. 6 of 2024 of the (County)(City)(Town)(Village) of Beacon was duly passed by the City Council on August 19 2024, in accordance with the applicable provisions of law.
(Name of Legislative Body)

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) (repassed after disapproval) by the _____ and was deemed duly adopted on _____ 20____, in accordance with the applicable provisions of law.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

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) (repassed after disapproval) by the _____ on _____ 20____.
(Name of Legislative Body)
(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) (repassed after disapproval) by the _____ on _____ 20____. Such local 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.
(Name of Legislative Body)
(Elective Chief Executive Officer)*

* 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.



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

Date: August 20, 2024

(Seal)