

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 Olive

Local Law No. 4 of the year 20²⁴

A local law Rescinding Town of Olive Code Chapter 48 Article IV
(Insert Title)

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of Olive as follows:

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

Town of Olive Local Law No. 4 of 2024

A Local Law Rescinding Town of Olive Code Chapter 48 Article IV

Be it Enacted by the Town Board of the Town of Olive, Ulster County, New York, as follows:

I. Title

This Local Law shall be known as the “A Local Law Rescinding the Town of Olive Code Chapter 48- Article IV – Residency Requirements”.

II. Enactment

This Code Update is enacted pursuant to the authority and power granted by Subdivision 3 of §20 of the Municipal Home Rule Law

III. Purpose, Background and Findings

The demographics in the Town of Olive experienced a dramatic shift from 2019 through 2023. During the COVID pandemic, people fleeing from more densely populated areas found housing relatively more affordable in the Hudson Valley. Many people were working from home while keeping their higher income jobs, often based elsewhere. Remote work from home continued and grew as employers realized the savings with employees working remotely and the pandemic subsided. This housing migration put considerable strain on the availability of housing for local residents.

During this time, the Hudson Valley also became a more attractive destination for tourists and second homeowners. Short term rentals and second homes eliminated housing that may have previously been available for local residents.

This phenomenon resulted in a 61.2% rise in property sale prices from 2019 to 2023. According to the 2023 Hudson Valley Regional Housing Market Report by Pattern for Progress, the median price for a home in Ulster County in 2019 was \$243,900 and in 2023 was \$395,000.

The increase in housing prices can be attributed to simply greater demand with diminishing housing stock. The sales of homes dropped 27.9% from 2,247 sales in 2019 to 1,619 sales in 2023. The inventory of homes for sale dropped 54.3% from 2019 to 2023.

The wages of Town of Olive employees rose by 11% from 2019 to 2023. It is increasingly difficult to work for the town and afford to live in the town with the current housing prices. Some employees, unable to purchase a home, are forced to rent and some renters are finding the rents dramatically increased when their homes are sold making it increasingly difficult to stay in their homes. This situation has made it more challenging to find and retain qualified employees that reside within the town.

IV. Rescission of the Town of Olive Code Chapter 48 – Article IV

By this Local Law, the Town of Olive Town Board hereby rescinds the Town's prior regulation known as Town of Olive Code Chapter 48, Officers and Employees, Article IV, Residency Requirements.

This shall take place at the moment this Local Law becomes effective. All previous versions of Chapter 48, Officers and Employees, Article IV, Residency Requirements, are hereby repealed and rescinded in their entirety.

(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. 4 of 20 24 of the ~~(County)(City)(Town)(Village)~~ of Olive was duly passed by the Town Board on September 10 20 24, 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) *(Name of Legislative Body)* (repassed after disapproval) by the _____ and was deemed duly adopted *(Elective Chief Executive Officer*)* on _____ 20 , in accordance with the applicable provisions of law.

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) *(Name of Legislative Body)* (repassed after disapproval) by the _____ on _____ 20 _____. *(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) *(Name of Legislative Body)* (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.

* 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.)

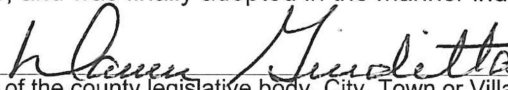
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified 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: 9/11/24

(Seal)