

Local Law No. of 2013

A Local Law Amending Chapter 196
(Zoning) Of The Village Code
In Relation To Issuance of An
Updated Certificate of Occupancy
Upon a Change of Ownership

Section 1. §196-61 is hereby amended by adding subsection F to read as follows:

F. It shall be unlawful to use or permit the use of any building or other structure located on any premises, lot or land, or part thereof, as to which there has been a change in ownership unless within three months either before or after the effective date of such change of ownership there shall have been issued by the Zoning Administrator an updated certificate of occupancy. The updated certificate of occupancy shall be issued by the Zoning Administrator only if (1) the premises involved has a valid certificate of occupancy or is entitled to a pre-existing certificate of occupancy and (2) based upon a visual inspection of the grounds and the exterior of each building and other structure located thereon, all buildings and other structures are in conformity with this Chapter and the Property Maintenance Code of New York State (such Property Maintenance Code being applicable in the Village pursuant to Chapter 73). The issuance of an updated certificate of occupancy shall not signify or imply that the Zoning Administrator has inspected the interior of any building or other structure or any of its electrical, plumbing or other systems. The requirement for an updated certificate of occupancy set forth in this subsection shall not apply if the Zoning Administrator shall have issued a certificate of occupancy with respect to such premises within the 120 days immediately preceding the effective date of the change of ownership. An updated certificate of occupancy may be applied for at any time by an owner (or authorized designee) of any premises for which a certificate of occupancy shall have previously been issued. The form of such application shall be approved by resolution of the Board of Trustees. The amount of the application fee to be charged for an updated certificate of occupancy shall be determined from time to time by resolution of the Board of Trustees.

Section 2. This local law shall become effective 120 days after the filing thereof with the Secretary of State of the State of New York.