

Don Ryan, Mayor

PATRICIA PEREZ, Village Clerk
DEBRA URBANO-DiSALVO, Village Attorney
RAYMOND J. CALAME, Treasurer



PERRY PETTUS, Deputy Mayor
LaMONT JOHNSON, Trustee
CHARLES E. RENFROE, Trustee
GLADYS RODRIGUEZ, Trustee

RENTAL PERMIT APPLICATION GENERAL INFORMATION

Rental occupancy permit required.

It shall be unlawful for the owner, owner's agent, real estate agent or any person with apparent authority over any residential building, apartment building, multiple-residence building, senior-citizen multiple-residence building, motels, hotels, extended-stay residences, bed-and-breakfasts and any dwelling units contained therein to allow, permit or suffer the occupancy of any residential building, apartment building, multiple-residence building, senior-citizen multiple-residence building, motels, hotels, extended-stay residences, bed-and-breakfasts and any dwelling units contained therein, without having first obtained a rental occupancy permit pursuant to this chapter. It shall be immaterial whether or not rent or any other consideration is paid to the owner by the occupant of the dwelling unit.

Fees.

A. Permit application fee. A nonrefundable permit application fee of \$50 shall be paid to the Village for each dwelling unit. In an event that an application contains more than ten dwelling units, a nonrefundable fee of \$20 shall be paid in excess of the first ten dwelling units.

B. Inspection fee. If the applicant seeks to have an inspection, a fee of \$150 shall be paid to the Village for each dwelling unit. Said application fee shall be paid upon the filing of an application for a rental occupancy permit.

C. The fees in connection with a single rental dwelling unit contained in the primary residence of an applicant, submitted by a person 62 years of age or over, shall be 1/2 the amount indicated in the Village of Hempstead Fee Schedule.

Term of permits.

All permits issued pursuant to this chapter shall be valid for a period of two years from the date of issuance.

Smoke detector device and carbon monoxide alarm.

No permit shall be issued or renewed until the applicant has provided a certification that the rental dwelling unit is equipped with a functioning smoke detector device and carbon monoxide alarm in compliance with New York State Uniform Fire Prevention and Building Code. A smoke detector must be installed in all bedrooms. A smoke detector must be installed in the hallway outside the bedrooms. One carbon monoxide detector installed in each dwelling unit.

Enforcement.

A. No permit or renewal thereof shall be issued under any application unless the property shall be in compliance with all the provisions of the Code of the Village of Hempstead, the laws and sanitary and housing regulations of the County of Nassau, the State of New York and the Code of the Village of Hempstead.

B. Prior to the issuance of any such permit or renewal thereof, the property owner shall provide a certification from a licensed architect, a licensed professional engineer, a Village Building Inspector, or the owner of the premises, that the property which is the subject of the application is in compliance with the laws and sanitary and housing regulations of the County of Nassau, the State of New York and the Code of the Village of Hempstead.