

URBANA TOWN CODE  
CHAPTER 105, ARTICLE IX  
SHORT-TERM RENTALS

Town of Urbana Local Law No. 4 of the year 2023.

Be it enacted by the Town Board of The Town of Urbana as follows:

A LOCAL LAW TO AMEND CHAPTER 105 OF THE URBANA TOWN CODE TO REVISE AND/OR ADD CERTAIN DEFINITIONS IN ARTICLE I, SECTION 105-4(B), TO REVISE ARTICLE I, SECTION 105-60(E), AND TO ADD ARTICLE IX, "SHORT-TERM RENTALS," WHICH SHALL REQUIRE OWNERS OF SHORT-TERM RENTALS TO OBTAIN A SHORT-TERM RENTAL SPECIAL USE PERMIT.

**Section I. Title.** This Local Law shall be known as and may be cited as Local Law No. 4-2023, to amend the Urbana Town Code (the "**Code**") to revise certain definitions in Article I, Section 105-4(B), and to add Article IX, "Short-Term Rentals," requiring owners to obtain a Short-Term Rental Special Use Permit from the Town of Urbana (the "**Town**") in order to continue or commence operation of a Short-Term Rental.

**Section II. Authorization.** This Local Law is adopted pursuant to the powers granted by New York Town Law Sections 261 and 263, and New York Municipal Home Rule Law Section 10, which authorizes the Town to adopt zoning provisions and local laws that protect and promote the public health, safety, morals, comfort, convenience, economy, aesthetics, general welfare, and the single-family housing stock within the Town.

**Section III. Purpose.** The Town recognizes that it would be beneficial for the Town to control and regulate the use of Short-Term Rentals within the Town. The provisions of this Local Law are intended to protect and promote the health, character, safety, and general welfare of the residential neighborhoods and rural areas where Short-Term Rentals are operated, and to mitigate the adverse effects of Short-Term Rentals.

**Section IV. Amendment.**

**A.** Chapter 105, Article I, Section 105-4(B) of the Code shall be amended to add or revise the following definitions:

"Accessory Use" - A supplementary business allowing a Short-Term Rental, not exceeding thirty (30) days per booking, of at least one (1) room in a private home or accessory structure. Two types of Short-Term Rental uses are allowed in the Town: (a) Owner Occupied Short-Term Rental (Hosted) and (b) Non-Owner-Occupied Short-Term Rental (Non-Hosted).

**“Boardinghouse”** - A Building or Building Group used for lodging for compensation, with or without meals, Hosted or Un-Hosted.

**“Campground”** - A parcel of land that meets the campground development requirements of Chapter 43 of the Code.

**“Camp”** - Any lot on which there are located two (2) or more motor homes, tents, temporary shelters or other structures used for temporary living purposes, including a day camp, but not to include a mobile home park, cottage development, boarding house, hotel or motel.

**“Camper(s)”** - Embraces those types of vehicles referred to as travel trailers, camping trailers, motor homes and recreational vehicles as well as other similar types of vehicles, which are designed or equipped to be used or are used for living sleeping quarters and designed to move from place to place on wheels and to be propelled by their own power or drawn or propelled by another vehicle.

**“Dwelling Unit”** - A single unit in a Building providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**“Dwelling Group”** - A group of three (3) to nine (9) attached One- or Two-Family Dwellings, separated by party walls, which may be inhabited by the owner of record or their immediate family, that is rented in whole or in part, for a period of less than thirty (30) consecutive days to any person or entity.

**“Hosted”** - To qualify as “Hosted,” an Owner’s primary residence is on the Short-Term Rental property or Owner whose primary residence is in the Town of Urbana. Owner is required to apply for a Special Use Permit as well as site plan approval from the Planning Board. A person must have two (2) pieces of mail and a driver’s license with the Premises listed as the person’s address. The Premises may solely consist of a Dwelling Unit, One-Family, or other Dwellings where the owner’s Family occupies the Building as a Residence, Residential and in which other parts of the Building are being rented for less than 30-day periods or by the night.

**“Un-Hosted”** - Non-owner-occupied; individual(s) or entities who are in possession and have an ownership interest in the Short-Term Rental property or Owner/Non-Resident whose primary residence is outside of the Town. Owners who do not occupy the Premises will need the same information as Hosted to apply for a Short-Term Rental Special Use Permit and site plan approval. This Use is only allowed in the Agriculture and Residence zoning districts. Owners must have a contact person who is available twenty-four (24) hours to address complaints or emergencies at the Premises. Contact information for this point-of-contact must be given to the Code Enforcement Office for recordkeeping.

**“Hotel”** - A Building or any part thereof which contains living and sleeping accommodations for Transient occupancy, has a common exterior entrance or entrances

and which may contain one (1) or more dining rooms. Also, any facility, Building or portion thereof that is regularly kept open for lodging of guests on an overnight basis for a period of less than thirty (30) days and shall include those facilities designated and commonly known as bed and breakfasts, Motels, motor courts, Boardinghouses, inns, cabins, condominiums, cottages, campgrounds, lodges, tourist homes, apartments, convention centers, bungalows, tree houses, and vacation rentals marketed and/or managed by a real estate agent/broker and/or online rental platforms where no voluntary tax collection agreement has been entered into by the ownership or management entity with Steuben County for purposes of voluntary remittance of all applicable occupancy taxes.

“Motel” - A Building or Building Group containing individual living and sleeping accommodations for hire, each of which is provided with a separate exterior entrance and a parking space and is offered for rental Use, principally by motor vehicle travelers. The term “Motel” includes, but is not limited to, every type of similar establishment known variously as an “auto court,” “motor hotel,” “motor court,” “motor inn,” “motor lodge,” “tourist court,” “tourist cabin” or “roadside hotel.”

“Owner/Primary” - Owner whose primary residence is on the Short-Term Rental property.

“Owner/Secondary” - Owner whose primary residence is in the Town but not on the Short-Term Rental property.

“Owner” - Individual(s) or entities who are in possession of and have an ownership interest in the Short-Term Rental property.

“Owner/Non-resident” - Owner whose residence is outside of the Town.

“Property Manager” - A designated adult over the age of twenty-one (21) years who is required to respond to a complaint within thirty (30) minutes by phone or one (1) hour in-person and must be available and authorized to promptly deal with emergencies and other Short-Term Rental guest issues and compliance with Short-Term Rental operating requirements in the owner’s absence. Such authorization must be designated on the registration form and on file with the Code Enforcement Officer and accessible by the appropriate emergency service providers. Property Manager must keep a log of all complaints or emergency issues that arise and make available to the Code Enforcement Officer upon request.

“Residence, Residential” - A Building or any part of a Building which contains living and sleeping accommodations for permanent occupancy, including One-Family, Two-Family, and Multifamily Dwellings, and fraternity and sorority houses. However, “Residence” **shall not** include:

- (1) Transient accommodations, such as bed and breakfasts, Hotels, Motels, motor courts, Boardinghouses, inns, cabins, condominiums, cottages, campgrounds, lodges, tourist homes, apartments, convention centers, bungalows, treehouses, and vacation rentals marketed and/or managed by a real estate agent/broker and/or online rental platforms; or

(2) That part of a Building containing both residential and other Uses, including any nonresidential Uses, except Accessory Uses for residences.

“Short-Term Rental” - A Building principally used for living quarters by one (1) or more families. The terms “Dwelling,” “One-Family Dwelling,” “Two-Family Dwelling,” “Multifamily Dwelling,” “multiple dwelling” or “Dwelling Group” may be deemed to be a “Short-Term Rental” if any portion of the Premises is rented for compensation in exchange for lodging for a period of not more than thirty (30) consecutive days.

“Short-Term Rental, Owner-Occupied” - A supplementary business in an owner-occupied private residence in which bedrooms are offered for rent within the residence and/or habitable accessory structures, and in which no public restaurant is maintained, and no other commercial services are offered.

“Short-Term Rental, Non-Owner-Occupied” - A supplementary business in a non-owner-occupied private residence in which the entire private residence and/or habitable accessory structures are offered for rent, with no owner/host present on the property, and in which no public restaurant is maintained, and no other commercial services are offered.

“Short-Term Rental Special Use Permit” - A special Use permit issued the same as those special Use permits set forth in Sections 105-9(A)(2)(c) and 105-10(A)(2) of the Code. A Short-Term Rental Use is special permitted and only is used for single-family or multi-family residential units and is specific for each application to allow for short-term rental of the Premises.

“Transient” - Occupancy of a Dwelling Unit for not more than thirty (30) days.

“Transient Lodging Facility” - Any establishment that receives payment in any form of exchange for the use of any Dwelling for thirty (30) consecutive days or less, including any Hotel, Motel, bed and breakfast, Boardinghouse, Dwelling Unit or the like.

**B.** Chapter 105, Article I, Section 105-60(E) of the Code shall be amended to revise the following:

E. Expiration of Special Use Permit. A Special Use Permit shall be deemed to authorize only one particular special use and shall be issued for a period of twelve (12) months.

**C.** Chapter 105 of the Code shall be amended to add Article IX, “Short-Term Rentals,” as follows:

**§ 105-70. Presumption of Dwelling Unit as Short-Term Rental Property.**

A. The presence of the following **shall** create a presumption that all or a part of the Premises is being used as a Short-Term Rental:

(1) All or a part of the Premises is offered for lease on a short-term rental website, including, but not limited to, Airbnb, Home Away or VRBO, for a rental period of less than thirty (30) days; and/or

(2) All or a part of the Premises is offered for lease for a period of thirty (30) days or less through any form of advertising.

B. The foregoing presumptions may be rebutted by evidence presented to the Code Enforcement Officer that the Premises is not operated as a Short-Term Rental.

**§ 105-71. Required Permit.**

A. Owners shall not use their Premises as a Short-Term Rental without obtaining a revocable Short-Term Rental Special Use Permit.

B. A Short-Term Rental Special Use Permit shall be valid for one (1) year and must be renewed thirty (30) days prior to expiration if any of the Premises is to continue to operate as a Short-Term Rental.

C. The Short-Term Rental Special Use Permit is not transferable to a new owner. The new owner of the Premises that is subject to a Short-Term Rental Special Use Permit must file a new Short Term Rental Special Use Permit application.

D. Notwithstanding the foregoing, those Premises with Short-Term Rental commitments existing on the date this Article IX takes effect **shall** be permitted to honor such existing commitments and continue to make commitments for Short-Term Rentals, but **shall** apply for a permit within 180 days of the Local Law's effective date for all future Short-Term Rental commitments. In the event such an application is denied, all commitments shall be cancelled.

**§ 105-72. Short-Term Rental Special Use Permit Application Requirements.**

A. Applications for a Short-Term Rental Special Use Permit may be obtained at the Town Code Enforcement Office. The Short-Term Rental Special Use Permit application shall be submitted to the Code Enforcement Officer simultaneously with a Site Plan application to the Planning Board and payment of a nonrefundable permit fee, the amount of said fee shall be determined from time-to-time by resolution of the Town Board. The application shall include the following:

(1) The signatures of all owners and their designated agents;

(2) A statement authorizing the Code Enforcement Officer to inspect the Premises, or any part thereof containing Short-Term Rental Dwelling Unit(s), to ensure compliance with all requirements and standards contained within this Chapter 105;

(3) An acknowledgement of present and ongoing compliance with the Short-Term Rental requirements of this Chapter 105, including, but not limited to,

the demonstration of adequate off-road parking spaces for the proposed Short-Term Rental, for which one parking space is required for each bedroom;

(4) A list of each owner and the name of any manager or management agency managing each Short-Term Rental Dwelling Unit(s), and all applicable contact information, including names, addresses, telephone numbers and email addresses of each;

(5) If Un-Hosted, the name, address, telephone number and email address of a contact person, who shall be responsible and authorized to act on the owners' behalf to promptly remedy any violation of the standards outlined in this Article IX. The contact person may be an owner, or an agent designated by the owner, to serve as a contact person, and shall respond to any correspondence or concern from the Code Enforcement Officer within twenty-four (24) hours;

(6) An accurate suitable floor plan for each level of the Building(s) containing each Short-Term Rental Dwelling Unit(s) submitted on paper measuring at least 8.5 inch by 11 inch, drawn to scale, and certified by the applicant. The floor plan does not need to be prepared by a professional, but must include the following:

a. The location of each Short-Term Rental Dwelling Unit(s) and required parking.

b. Basement – location of house utilities and all rooms including bedrooms, windows, exits and any heating/cooling units.

c. First floor – all rooms including bedrooms, windows, exits and any heating/cooling units.

d. Second floor – all rooms including bedrooms, windows, exits and any heating/cooling units.

e. Attic (if present) – all rooms including bedrooms, windows, exits and any heating/cooling units; and

(7) A statement that no owner(s) of the Premises has had a Short-Term Rental Special Use Permit revoked within the previous one (1) year for any Short-Term Rental Dwelling Unit(s) owned individually or together with others.

B. All completed applications are subject to a floor plan review and approval by the Code Enforcement Officer.

C. Owners wishing to apply for a variance relating to parking capacity, or other standards must petition the Zoning Board of Appeals. Variance applications will be reviewed by the Zoning Board of Appeals in accord with Chapter 105, Article VI, Section 105-59 of the Code.

**NOTE: THE ZONING BOARD OF APPEALS CANNOT GRANT VARIANCES TO THE UNIFORM FIRE PREVENTION AND BUILDING CODE.**

D. Owners must complete and attach to the application a passing fire inspection completed by the building inspector. An annual fire inspection shall be completed every year thereafter.

E. All Short-Term Rental applications shall be accompanied by the Registration Certificate for the Steuben County Hotel or Motel Room Occupancy Tax Law.

**§ 105-73. Short-Term Rental Standards.**

A. Property Requirements:

(1) Each Short-Term Rental Dwelling Unit must comply and meet all current NYS Uniform Fire Prevention Building Codes;

(2) There shall be one working smoke detector in each sleeping room and one additional smoke detector on each floor. Carbon monoxide and smoke detectors shall be installed as required by the New York State Uniform Fire Prevention and Building Code;

(3) Evacuation procedures must be posted in each sleeping room to be followed in the event of a fire or smoke condition or upon activation of a fire or smoke-detecting or other alarm device;

(4) There shall be an ABC fire extinguisher on each floor and in the kitchen. Fire extinguishers shall be inspected prior to a renter occupying the Short-Term Rental Dwelling Unit and no less than monthly by the permit holder(s) to ensure each contains a full charge. A record of the date inspected initialed by the permit holder shall be maintained and made available to the Code Enforcement Officer upon request;

(5) The house number shall be located both at the road and on the Short-Term Rental Dwelling Unit so that the house number is clearly visible from both the road and the driveway;

(6) Exterior doors shall be operational and all passageways to exterior doors shall be clear and unobstructed;

(7) Electrical systems shall be in good operating condition, labeled, unobstructed and shall be visible for the Code Enforcement Officer during the permitting process. Any defects found shall be corrected prior to permit issuance;

(8) All fireplaces shall comply with all applicable laws and regulations;

(9) The property must have a minimum of one (1) off-road parking space for every bedroom shown on the floor plan included with the application;

(10) Maximum occupancy for each Short-Term Rental Dwelling Unit shall not exceed two (2) people per bedroom;

(11) In the event that the property has a septic system, the maximum occupancy **shall** be defined by the capabilities of the septic system, but in no event shall overnight occupancy for any Short-Term Rental Dwelling Unit exceed two (2) people per bedroom as allowed by the wastewater treatment system design for the Dwelling. Tents shall not be used to house extra occupants;

(12) A septic system at the Premises serving the Short-Term Rental Dwelling Unit(s) must meet all New York State requirements, including the Keuka Lake Watershed Cooperative requirements;

(13) The septic system must have been pumped within the past four (4) years and proof of pumping and satisfactory inspection by a qualified septic disposal firm shall be available to the Code Enforcement Officer. Once a Short-Term Rental Special Use Permit is issued, the septic system must be pumped at least once every four (4) years;

(14) The water supply to the Premises serving the Short-Term Rental Dwelling Unit(s) must meet all New York State requirements;

(15) One sign identifying the Short-Term Rental shall be allowed measuring no more than two (2) square feet on any side. The sign may be double-sided but not internally lighted. The location, design and dimensions of the sign shall be reviewed and approved by the Code Enforcement Officer prior to issuance of the Special Use Permit. If signage is desired after a Special Use Permit has been issued, the Short-Term Rental Special Use Permit holder must submit a request for review and approval to the Code Enforcement Officer prior to installation; and

(16) The applicant shall supply the Code Enforcement Officer with the owners' requirements for the consumer renting the Short-Term Rental Dwelling Unit, which shall include:

(a) Provisions shall be made for weekly garbage removal during rental periods. An adequate and proper garbage container shall be supplied by Owner. Garbage containers shall always be neat and secured with tight-fitting rodent-proof covers to prevent leakage, spilling, or odors, and placed where they are not clearly visible from the road; except, however, at approximate pick-up time. After pick-up, garbage containers must be moved away from the road and out of sight; specifically, garbage containers must be behind the white line along State Route 54A and of the traveled edge of the road on the East Lake Road(s). At no time will garbage bags without garbage containers be left at the roadside.



(b) Rental Contract - All applicants and permit holders must have a rental contract, which includes the following:

- (i) Maximum occupancy for each Short-Term Rental Dwelling Unit;
- (ii) Maximum on-site parking provided;
- (iii) Good Neighbor Statement stating:
  - a. The Short-Term Rental is in a residential area in the Town and that renters should be considerate of the residents in neighboring homes.
  - b. Guests are required to observe quiet hours from 11:00 p.m. to 7:00 a.m. pursuant to Chapter 71 of the Code.
  - c. All renters will be subject to New York Penal Law Section 240.20, or any successor statute regarding disorderly conduct.
- (iv) Littering is illegal; and
- (v) Recreational campfires must be attended and must comply with NYS Department of Environmental Conservation open-burn requirements.

**§ 105-74. Insurance Standards.** All applicants and permit holders must provide “Evidence of Property Insurance” and a “Certificate of Liability Insurance” indicating any portion of the Premises is rated as a Short-Term Rental and maintain such insurance throughout the Term of the Short-Term Rental Special Use Permit.

**§ 105-75. Procedure Upon Filing Application.**

A. Short-Term Rental Special Use permit applications shall be filed with the Code Enforcement Officer with all supporting documentations and the nonrefundable permit fee. Only completed applications will be accepted by the Code Enforcement Officer. The Code Enforcement Officer may decline to accept an application for consideration for any of the following reasons:

(1) The application, including documentation required by this Article IX, was not included or the full permit fee was not paid.

(2) A previously issued Short-Term Rental Special Use Permit was revoked within the past one (1) year and defects and/or violations have not been corrected and inspected by the Code Enforcement Officer.

B. Upon receipt of a completed Short-Term Rental Special Use Permit application, adjacent property owners of the Short-Term Rental will be notified of the

application by the Town Planning Board for Site Plan review via post card or e-mail, said review notice providing the date and time of the public hearing.

C. Upon the Code Enforcement Officer's acceptance of the completed permit application, including all documents, information, and permit fee required by this Article IX, the Code Enforcement Officer shall have thirty (30) days to conduct a property inspection to certify and approve that all Short-Term Rental requirements have been met.

D. Upon approval of the Site Plan application to the Planning Board and notice given to the Code Enforcement Officer, a Short-Term Rental Special Use Permit will be issued. Short-Term Rental Special Use Permits issued pursuant to this Section shall state the following:

(1) The names, addresses, and phone numbers of each person or entity that has an ownership interest in the Premises containing the Short-Term Rental.

(2) For an Un-Hosted Short-Term Rental, the name, address and phone number of a primary contact person who shall be available during the entire time the Short-Term Rental property is being rented.

(3) The maximum occupancy and vehicle limits for the each Short-Term Rental Dwelling Unit.

(4) Identification of the number of and location of parking spaces available.

(5) Any conditions imposed by the Planning Board and/or Code Enforcement Officer.

**§ 105-76. Conformity and Display of Permit.**

A. Short-Term Rental Special Use Permits are subject to continued compliance with the requirements of these regulations.

(1) If the Code Enforcement Officer has probable cause to believe that the owner is not in compliance with the provisions of this Law, or the Code Enforcement Officer receives a complaint in written form from a complainant, the Code Enforcement Officer may request permission from an owner of the Short-Term Rental Special Use Permit to enter the Premises and to conduct an inspection of each Short-Term Rental Dwelling Unit for purposes of ensuring compliance with this Section. If the property owner refuses the Code Enforcement Officer to inspect each Short-Term Rental Dwelling Unit at the Premises, any Short-Term Rental Special Use Permit in effect **shall** be revoked. If an inspection authorized herein is conducted, the Code Enforcement Officer **shall** use the results of such inspection in determining whether to revoke the permit.

(2) The Short-Term Rental Special Use Permit, maximum occupancy limit, maximum parking, contact form and standards shall be prominently displayed inside and near the front entrance of each Short-Term Rental Dwelling Unit; and

(3) The Short-Term Rental Special Use Permit holder shall ensure that current and accurate information is provided to the Code Enforcement Officer and that they notify the Code Enforcement Officer immediately of any change in the information displayed on the Special Use Permit. If, based on such changes, the Code Enforcement Officer issues an amended Short-Term Rental Special Use Permit, the owner(s) must immediately post the amended Special Use Permit inside and near the front entrance of each Short-Term Rental Dwelling Unit.

(4) The Short-Term Rental Special Use Permit holder **shall** conspicuously display the Short-Term Rental Special Use Permit number in all advertisements for each applicable Short-Term Rental.

**§ 105-77. Compliance and Penalties.**

A. Violations of this Section or of any Short-Term Rental Special Use Permit issued pursuant to this Section shall be subject to enforcement and penalties prescribed in this Section.

B. If the Code Enforcement Officer either witnesses or receives a written complaint of an alleged violation of this Chapter or of any Short-Term Rental Special Use Permit issued pursuant to this Chapter, the Code Enforcement Officer shall properly record such complaint and immediately investigate the report thereon. If the Code Enforcement Officer determines there is a violation of the Code, the owner(s) shall be notified in writing by first class mail and certified mail of said violations, and the Code Enforcement Officer may take any or all of the following actions:

(1) Attach conditions to the existing Short-Term Rental Special Use Permit.

(2) Suspend the Short-Term Rental Special Use Permit. The Notice of Suspension shall be provided to the property owner or contact person and a copy filed with the Town Clerk.

(3) Require corrective action that remedies the violation(s). The corrective action must be completed and approved within thirty (30) days of Notice from the Code Enforcement Officer or the owner risks revocation of the Short-Term Rental Special Use permit.

(4) Revoke the Short-Term Rental Special Use Permit. Should a Special Use Permit be revoked, all owners of the Short-Term Rental are prohibited from obtaining a Short-Term Rental Special Use Permit on the Premises for one (1) year after the date of revocation. The Code Enforcement Officer shall send Notices of Revocation to property owners and shall file a copy with the Town Clerk.

(5) Failing to comply with requests of the Code Enforcement Officer shall result in a formal enforcement action and an appearance ticket being issued pursuant to Section 150.20(3) of the New York Criminal Procedure Law.

Any person upon conviction of a violation of this Chapter, shall be fined an amount not to exceed \$250.00 per day for each day the violation continues after Notice of Violation.

**§ 105-78 Application for Renewal of Permit.** Renewal permits will be granted for an additional one- (1-) year term if all of the following conditions are met:

A. Application for renewal of the Short-Term Rental Special Use Permit shall be made thirty (30) days prior to expiration of current permit and requires payment of renewal fee.

B. At the time of application for renewal, the owner or designated agent must present the previous Short-Term Rental Special Use Permit.

C. Each Short-Term Rental Dwelling Unit must have undergone an inspection performed by the Code Enforcement Officer.

D. Any violations must be remedied prior to renewal of a Short-Term Rental Special Use Permit.

**§ 105-79. Grounds for Suspension or Revocation of Permit.** The Code Enforcement Officer may immediately suspend a Short-Term Rental Special Use Permit based on any of the following grounds:

A. Applicant has falsified or failed to provide information in the application for a Special Use Permit or the application for permit renewal.

B. Applicant failed to meet or comply with any of the requirements of this Chapter.

C. Owner is in violation of any provision of Code.

D. Owner has violated any provision of the Penal Code of the State of New York, which violation occurred at, or related to, the occupancy of the Short-Term Rental.

E. Any conduct on the Premises, which disturbs the health, safety, peace or comfort of the neighborhood or which otherwise creates a public nuisance.

F. Removal or disrepair of any safety devices such as, but not limited to, smoke and carbon monoxide detectors, fire extinguishers and egresses.

**§ 105-80. Appeals and Hearings.** The property owner is entitled to appeal the Code Enforcement Officer's determination to the Zoning Board of Appeals when a property owner's application for a Short-Term Rental Special Use Permit or a Short-Term Rental Permit Renewal is denied or a Short-Term Rental Special Use Permit is revoked.

A Notice of Appeal shall be filed with the Town Clerk and the Zoning Board of Appeals within sixty (60) days of the Code Enforcement Officer's filing of the denial or revocation with the Town Clerk. A hearing shall be held by the Zoning Board of Appeals not more than forty-five (45) days after the filing of the Notice of Appeal.

**§ 105-81. Permit Fees.** The Town Board shall from time-to-time review and amend the fees required for Short-Term Rental Special Use Permits and renewals.

**Section V. Validity and Severability.** Should any word, section, clause, paragraph, sentence, part or provision of this Local Law be declared invalid by a Court of competent jurisdiction, such determination shall not affect the validity of any other part hereof.

**Section VI. Repeal, Amendment and Supersession of Other Laws.** All other ordinances or local laws of the Town of Urban which conflict with the provisions of this Local Law are hereby superseded or repealed to the extent necessary to give this Local Law force and effect during its effective period.

**Section VII. Effective Date.** This Local Law will take effect upon filing in the office of the New York State Secretary of State.