



**TOWN OF ARIETTA**

*in*

**HAMILTON COUNTY, NY**

[toa@townofarietta.com](mailto:toa@townofarietta.com)

1722 State Route 8

PO Box 37

Piseco, NY 12139

TEL: (518) 548-3415 FAX: (518) 548-6203

**NOTICE**

**SHORT-TERM RENTAL REGISTRATION**

Owners of Short-Term Rentals within the Town of Arietta, NY,  
must now register on an annual basis.

Registration is from October 1<sup>st</sup> – October 31<sup>st</sup> each year.

The 2024-2025 registration fee is \$50.00/unit registered.

Registration forms can be downloaded from the town website,  
[townofarietta.com](http://townofarietta.com), or in person from the Town Office.

Completed registration(s) with the appropriate fee can be  
dropped off at or mailed to the Town Office.

Please call the Town Office if you have questions.



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**Short-Term Rental Registration**  
**(Registration Fee: \$50/Unit Registered)**

**Owner of Property:** \_\_\_\_\_

**Owner's Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

**Owner's Phone Number:** \_\_\_\_\_

**Local Contact:** \_\_\_\_\_

**Local Contact's Phone Number:** \_\_\_\_\_

**Physical Address of Short-Term Rental Property:**

\_\_\_\_\_

\_\_\_\_\_

**Maximum Occupancy of Building:** \_\_\_\_\_

**Please answer the following questions as Yes or No:**

\_\_\_\_\_ 1. Are fire extinguishers available and up to date?

\_\_\_\_\_ 2. Are smoke detectors present and up to date?

\_\_\_\_\_ 3. Is there a carbon monoxide detector on each floor?

\_\_\_\_\_ 4. Are there adequate exit routes in case of emergency?

\_\_\_\_\_ 5. Is an escape plan posted? (Recommended if not obvious)

\_\_\_\_\_ 6. Is the septic system in alignment with occupancy?

\_\_\_\_\_ 7. If well water is available, has it been tested? (Encouraged and Recommended)

\_\_\_\_\_ 8. Is there adequate parking for your guests?

\_\_\_\_\_ 9. Is the address visible for emergency services?

\_\_\_\_\_ 10. Are railings present on staircases and decks as required by NYS Building Code Safety Requirements?

(Note: Current NYS Building Code regarding railing requirements:

- Railings are required on decks when distance from deck surface to finished grade is greater than 30"
- Railings are required on steps or stairs when more than three rises are involved in a stairway section.)

**Approved registration does not constitute a warranty by the Town of Arietta that the premises are suitable for commercial purposes, and property owners are responsible for adhering to the requirements of New York State Code Regulations as well as any third-party Short-Term Rental Provider in ensuring that units are appropriately maintained in the condition required for said purpose.**

\_\_\_\_\_  
**Signature of Applicant**

\_\_\_\_\_  
**Date of Application**

**For Office Use Only**

Date Received: \_\_\_\_\_

Initials of Town Rep. Accepting Application: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

# WELCOME

## TO THE TOWN OF ARIETTA, NEW YORK

*As you enjoy your vacation, please keep your neighbors in mind by following our "good neighbor" rules.*

### **NOISE:**

*Please keep the noise down. Enjoy your peaceful stay and be mindful of your neighbors who are not on vacation. Any noise after 10PM and before 7AM should be contained within the rental unit and not heard by any neighbors. Remember: Noise travels over water!*

### **PETS:**

*If pets are allowed in your rental unit, you must promptly clean up after pets, prevent excessive and prolonged barking, and keep pets on a leash when not in an enclosed area.*

### **OCCUPANCY:**

*Respect the limits on occupancy and visitors at your rental. Overnight guests shall not exceed the property's posted occupancy. Gatherings above occupancy level are subject to host approval.*

### **PARKING:**

*Park in the designated areas on your rental property. Do not park on roadways.*

### **TRASH:**

*Place all trash and recycling in the designated containers stored indoors in order to prevent issues with wildlife. Pet waste bags and cigarette butts should be placed in a trash bag before placing them in a trash receptacle. For garbage and recycling information, please refer to the Town of Arietta Recycling, Trash and Garbage Pickup flyer for the current year.*

Local Host Contact Number: \_\_\_\_\_

Owner Contact Number: \_\_\_\_\_

Address of Rental Property: \_\_\_\_\_

**Emergencies: Dial 911**

**Sheriff Non-Emergency Contact: 518-548-3113**

**TOWN OF ARIETTA**  
**Local Law No. 1 of 2024**  
**Short-Term Rental Regulations**

Be it enacted by the Town of Arietta Town Board, on August 19, 2024, as follows:

**Section 1 – Purpose:** Short Term Rentals (STRs) have become commonplace in the Town of Arietta, and regulations to protect the safety of guests and community currently do not exist. The following local law imposes mandatory regulations on all Town of Arietta property owners that desire to rent their property on a short-term basis.

**Section 2 – Authority:** This local law is enacted pursuant to the provisions of the Municipal Home Rule Law and the Town Law of the State of New York.

**Section 3 – Definition:** A Short-Term Rental is any dwelling unit which is rented or leased for a period of less than thirty (30) days. Motels, hotels, and other dwellings already regulated by the New York State Department of Health are not included in this group.

**Section 4 – Definitions and Application:** Definitions and Application, as used in this local law, are analogous to and the same as it appears in the Property Maintenance Code of New York State.

**Section 5 – Authorization:** The Town of Arietta Town Board authorizes the Code Enforcement Officer to register Short-Term Rental Units according to the provisions of this local law. Applications to register shall be processed under the procedures set forth in this law.

**Section 6 – Application:** All property owners desiring to rent on a short-term basis must comply with the regulations of this local law. However, nothing in this law shall alter or supersede any regulations or requirements of the Town of Arietta Zoning Ordinance, County of Hamilton, or State or Federal regulations or requirements.

**Section 7 – Fee:** A nonrefundable fee, set by the Town of Arietta Town Board on an annual basis, shall be submitted with each new registration or annual renewal.

**Section 8 – Registration:** Registration shall be completed between October 1 and October 31 each year.

**Section 9 – Failure to Register:** Failure to register or re-register by October 31 of each year will result in an additional twenty-five dollars (\$25) fee per month.

**Section 10 – Application Forms:** Applications for registering a Short-Term Rental shall be available at the Town of Arietta Office during office hours or on the Town of Arietta website. Applicants shall file a separate form for each dwelling they own. The form will request

information concerning: contact information, fire and safety compliance, parking, occupancy, water, and septic.

**Section 11 – Issuance:** Upon receipt of the application and fee, the Town of Arietta Code Enforcement Officer shall issue the property owner a registration valid for one year. The Code Enforcement Officer has thirty (30) days to determine if additional information is required or if the building needs to be inspected. Failure to act within thirty (30) days shall constitute an approval.

**Section 12 – Renewal Permits:** The applicant will provide the Town of Arietta with any changes prior to a new year’s registration being issued. The applicant will be notified within thirty (30) days if additional information is required.

**Section 13 – Permitted Time:** Registration will be yearly and be in effect for one (1) year, October 1 - September 30 of the following year.

**Section 14 – Inspections:** Each unit may be inspected by the Town Code Enforcement Officer if a concern is noted in the application or a written complaint is received. The complaint must have an identifiable complainant and be specific in violation concerns.

**Section 15 – Notification:** All applicants must notify, in writing, all property owners within a 200-foot radius of the rental unit. Such notification must include the name and phone number of the property owner and/or property manager should problems arise.

**Section 16 – Good Neighbor Rules:** All applicants will be required to post, in a conspicuous location, the Good Neighbor Poster which will be provided by the Town of Arietta to provide guests information on noise, pets, parking, occupancy, trash, emergency contacts, and address of property in case of emergency.

**Section 17 – Purpose:** The registration of a Short-Term Rental Property is for the purpose of information gathering for the Town’s Code Enforcement Office, to address nuisance conditions, and ensure adherence to local building codes. It is not an endorsement or approval of the residence’s safety or suitability as a rental property.