

VILLAGE OF
SARANAC LAKE

STR LAW

EFFECTIVE: JUNE 30, 2023

STR LAW



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INTENT & PURPOSE

- Balance the needs and rights of all residents;
- Protect residents from external forces affecting housing access and affordability;
- Provide stability and a high quality of life for Village residents;
- Provide Village residents with the opportunity to benefit from tourism;
- Provide great benefit to the community when operated appropriately by Village residents.

AUTHORITY

- The Village Board of Trustees authorizes the **Development Board** to issue Special Use Permits to property owners to use their properties as STRs.
- The **STR Permit Administrator** may, thereafter, issue or deny STR renewal permits.
- Applications for permits to operate STRs shall be processed under the procedures set forth in the **Development Code and this local law**.

DEFINITIONS

- **Short-Term Rental (STR):** The use of any, or part of any, residential use dwelling unit, for a period **no more than thirty (30) days**.
- **Host-Pre-Existing-Owner:** A person who owns the property within which the STR is located and has **lawfully been in operation as of January 31, 2023**.
- **Host-Resident-Owner:** A person whose **legal primary residence is within the Village** of Saranac Lake, and can provide proof of such residency, and owns the property within which the STR is to be located.

DEFINITIONS

- **STR Pre-Existing:** A STR which is **lawfully in operation as of January 31, 2023** and is authorized to continue operation pursuant to the provisions of subsection 106-14.3 of these regulations.
- **STR New:** A STR **not** lawfully in operation as of **January 31, 2023**.

SUPPLEMENTAL STANDARDS

- Article XIV of the Development Code entitled “Supplemental Standards” is hereby amended by the addition of new section 106-104.2 entitled “Short-Term Rentals”.

PRE-EXISTING

- To qualify as a STR Pre-Existing, within 60 days of the effective date of the local law, a property owner shall submit a complete STR Permit application and a complete Special Use Permit application with the following documentation:
 - 1. A Franklin or Essex County Certificate of Authority to collect occupancy tax.
 - 2. Proof of operation as a STR between January 31, 2022, and January 31, 2023.

PERMIT CAP

- The maximum number of new STR permits issued Village-wide between June 30, 2023 and January 31, 2024, shall not exceed 10.
- The cap on available permits (not including those deemed to be Pre-Existing) shall be established by the zoning district and may be reviewed annually by the Village Board of Trustees.

REGULATIONS

- Transfer.
 - **STR permits may not be assigned, pledged, sold, or otherwise transferred** to any other persons, businesses, entities, or properties, **except** to a spouse, parent, or naturally born/legally adopted child or sibling.



APPLICATION FORM

- Application forms for a STR Permit can be found on the Village website at www.saranaclakeny.gov
 - Main menu: select “Projects”
 - Select “Short-Term Rental Law”
 - Right sidebar menu: select “Application Forms”

FEE (ANNUALLY)

- | | |
|--|---------|
| • 1 bedroom in an owner-occupied house | \$25 |
| • Studio / 1 bedroom | \$200 |
| • 2-4 bedrooms | \$400 |
| • 5-6 bedrooms | \$800 |
| • 7-8 bedrooms | \$1,200 |
| • 9+ bedrooms | \$1,600 |

APPLICATION PROCESS

- If the applicant has fully complied with the STR Permit application, then the Development Board may issue the property owner a Special Use Permit for a STR after a public hearing.
- After the initial Special Use Permit, the STR Permit Administrator may issue a renewable STR permit.
- No more than 1 application by a Host-Resident-Owner for a STR will be permitted in a 30 day period.



MORATORIUM

- The purpose of the Moratorium is to **temporarily suspend** the administrative review and approval process for **new, initial applications** to operate STRs.
- So that the Village may receive and evaluate applications for **STRs Pre-Existing before receiving applications for new STRs**.
- Effective for 18 months from June 30, 2023.

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WWW.SARANACLAKENY.GOV