

VILLAGE OF CHESTNUT RIDGE  
LOCAL LAW NO. 26 OF THE YEAR 1987

**A local law REQUIRING ALL NON-RESIDENT OWNERS, AND CERTAIN LESSEES OF LANDS LOCATED WITHIN THE CONFINES OF THE VILLAGE, TO DESIGNATE AUTHORIZED REPRESENTATIVES**

Be it enacted by the Board of Trustees of the Village of Chestnut Ridge as follows:

Section 1: Title

This Law shall be cited and may be referred to hereinafter as the "Property Ownership Registration Law".

Section 2: Legislative intent.

It is the intention of the Village Board of the Village of Chestnut Ridge by the adoption of this law, to promote the public health, safety and welfare of its people by enforcing its zoning laws and regulations of properties owned by persons residing outside the jurisdiction of the County of Rockland.

Section 3: Definitions.

For the purposes of this law, the following terms shall have the following meanings:

**ACTION or PROCEEDING** – Any action or proceeding which may be instituted in the Village Court in the Village of Chestnut Ridge in connection with the alleged violation of any ordinance or Local Law of the Village of Chestnut Ridge or of the Laws of the state of New York.

**OWNER** – Any individual, or individuals, partnership, association or corporation, who is the fee owner of property or, who is the lessee of land, which lease has duration of more than five (5) years. (Such five-year period shall include any and all extensions contained in the lease agreement.)

**PERSON** – Any individual, corporation, partnership, association or other organized group of persons, municipality or other legal entity.

**PROCESS** – A summons or any notice, mandate or other paper of process, issued under any provision of the Laws of the Village of Chestnut Ridge or the laws of the State of New York.

**PROPERTY** – Real property located within the Village of Chestnut Ridge, whether unimproved or improved by a structure consisting of other than a single-family residence.

Section 4: Registration requirements.

- A. Each owner of property within the Village of Chestnut Ridge, as herein defined, who shall reside or have its principal place of business outside the confines of the Village of Chestnut Ridge, shall be required to file with the Village Clerk of the Village of Chestnut Ridge, on a form to be prescribed by the said Village Clerk, the name, address and telephone number of an individual authorized to act on behalf of the owner in matters concerning the management and operation of the property of the owner, in relation to the Village of Chestnut Ridge, including, but not limited to, the acceptance of service of notices and process.
- B. The individual designated in Subsection A, above, shall reside in Rockland County. This individual shall, by such designation, be authorized to bind the owner to any settlement, fine, judgment or other disposition, other than incarceration, which may result from any civil or criminal action or proceeding instituted by the Village of Chestnut Ridge against said owner.
- C. It shall be unlawful for any person to violate any provision of this law, whether he has any knowledge of, or intends any violations of, same.
- D. The designation hereinabove-described shall be required to be filed annually, and no later than January 31<sup>st</sup> of any given calendar year.
- E. Any change in ownership of any property, as defined herein, shall necessitate the filing with the Village Clerk of a new designation, if the same is required under this law, within thirty (30) days of such change.

Section 5: Failure to comply.

Should any person fail to comply with the provisions of this law, then said person will be subject to the penalties hereinafter set forth. Process setting forth notice of the failure, and the liability resulting thereby, will be served in any one (1) of the following manners:

- A. By personal service upon the owner of said land, as the same is shown on the last complete assessment roll of the Village.
- B. By mailing to such owner, as shown on the assessment roll, by certified or registered mail, return receipt requested, a copy of said notice and order, and by securing or affixing a copy of said notice and order upon the structure.
- C. By delivery of a copy thereof to any adult person in charge of, or residing in , said structure, and by securing or affixing a copy of said notice and order upon the same.

Section 6: Penalties for offenses.

Any person violating any section or provision of this law shall, upon conviction, be punished by a fine of a sum not exceeding five hundred dollars (\$500.) for the first

offense, one thousand dollars (\$1,000.) for the second offense, and two thousand dollars (\$2,000.) for the third and subsequent offenses.

Section 7: Nonpayment of penalties.

Should the aforesaid penalties not be paid within thirty (30) days of being assessed, and after notice of said failure is served as provided in Section 6 hereinabove, then the property covered by this Law will be assessed for the unpaid penalties and shall be collected in the same manner and time as Village taxes.

Section 6. Enforcement.

The Building Inspector, any Code Enforcement Officer, any Police Officer or any Peace Officer, when acting within their official capacity within the Village of Chestnut Ridge. Shall have the power, right and authority to issue process for violations of this law.

Section 9. Home Rule Law; Severability

This law has been enacted pursuant to the home rule law of the State of New York. If any provisions of this law shall be adjudged by any court of competent jurisdiction to be invalid, such adjudication shall not affect, impair or invalidate any other provisions hereof, but shall be confined on its operation to the provision directly involved in the proceeding in which such adjudication shall have been rendered.

Section 10. Effective Date

This law shall take effect thirty (30) days after enactment.

ADOPTED: November 19, 1987