

**TOWN OF TICONDEROGA
COUNTY OF ESSEX, STATE OF NEW YORK
LOCAL LAW No. 2 of 2014**

**A LOCAL LAW AMENDING LOCAL LAW 3 OF THE YEAR 2007 TITLED “A
LOCAL LAW PROVIDING FOR THE ADMINISTRATION AND
ENFORCEMENT OF THE NEW YORK STATE UNIFORM FIRE PREVENTION
AND BUILDING CODE”**

Be it enacted by the Town Board of the Town of Ticonderoga, as follows:

Section 1. Declaration of legislative findings.

The Town Board of the Town of Ticonderoga finds that the habitation of non-owner occupied residential rental units or structures that do not meet applicable New York State Fire, Electrical, Property Maintenance, Residential and similar codes creates unsafe living and working conditions for tenants, guests and occupants of such buildings. The maintenance of such rental units and structures has posed a significant problem and the Town Board finds that continued degradation of non-owner occupied residential rental units or structures in the Town of Ticonderoga poses significant health, safety and welfare issues for the Town. This local law is intended to improve the condition of non-owner occupied residential rental units or structures in the Town of Ticonderoga by providing for inspections of non-owner occupied single and two family residential rental units or structures.

Section 2. Amendment to Section 11. Fire Safety and Property Maintenance Inspections, of Local Law 3 of 2007.

a. Section 11(a)(3) of Local Law 3 of 2007 is hereby amended as follows:

- (3) Fire safety and property maintenance inspections of all multiple dwellings and all non-owner occupied 1 and 2 family dwellings, not included in paragraphs (1) or (2) of this subdivision, and all non-residential buildings, structures, uses and occupancies not included in paragraphs (1) or (2) of this subdivision, shall be performed at least once every 36 months..

Section 3. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or

unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this Local Law, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 4. Effective Date.

This chapter shall take effect immediately upon filing with the Secretary of State.