

# Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County  City  Town  Village  
(Select one.)

of Pittstown

Local Law No. 5 of the year 20 17

A local law Regulating The Operation of Mobile Homes/  
(Insert Title)  
House Trailers

Be it enacted by the Town Board of the  
(Name of Legislative Body)

County  City  Town  Village  
(Select one.)

of Pittstown as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

5. (City local law concerning Charter revision proposed by petition.)

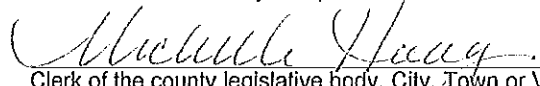
I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph \_\_\_\_\_ 1\_\_\_\_\_ above.



Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

(Seal)

Date: August 14, 2017

LOCAL LAW #5-2017  
REGULATING THE OPERATION OF MOBILE HOMES/HOUSE TRAILERS WITHIN THE TOWN OF  
PITTSTOWN

SECTION 1. TITLE

The title of this Local Law shall be known as a Local law relating to the regulations of house trailers and mobile homes within the Town of Pittstown.

SECTION 2. PURPOSE

The purpose of this Local Law is to regulate the maintenance of house trailers/mobile homes within the Town of Pittstown and to prescribe regulations for the parking and location of house trailers/mobile homes within the Town of Pittstown.

SECTION 3. DEFINITIONS

House Trailer/Mobile Home. The term "House Trailer/Mobile Home" as used in this Local Law shall be defined as any vehicle or combination thereof, used, designated for use, or capable of being used as living quarters, whether propelled by its own power or otherwise, and intending here to include mobile homes. This Local Law does not apply to Trailer Sales.

SECTION 4. PERMIT

No owner or occupant of premises within the Town of Pittstown shall use or permit to the use for the parking, storage, or otherwise locating of a house trailer(s)/mobile home(s) without obtaining a permit therefor, as hereinafter provided.

SECTION 5. ISSUANCE OF PERMIT AND FEES

Application for Permit. The applicant will submit a Town of Pittstown Building Permit Application. In addition to any and all New York State Building Codes, the trailers/mobile homes must be on a six inch (6") thick concrete base with re-enforced mesh upon which the house trailer/mobile home shall be placed; having a minimum size equal to the footprint size of the trailer/mobile home. As of the date of the application, the year of the trailer/mobile home shall be 25 years or less.

(d) Issuance of Permit. The Code Enforcement Officer of the Town of Pittstown, upon the written application and upon the approval of the same by the Rensselaer County Department of Health, and upon the receipt of the fees hereinafter provided, shall issue a permit to become effective from the date there of and to continue in force for the term specified therein, for the use of the premises therein specified, for the parking, storage or otherwise locating of house trailers. Such permit shall not be transferable or assignable.

(e) Fees. The applicant for house trailer permit shall, at the time of issuance of any such application, pay to the Code Enforcement Officer an initial fee of \$250.00. Fees for mobile homes – please refer to the Building Permit Fee Law.

(f) Each permit shall be issued only as to the house trailer proposed to be located, and if the owner or lessee shall replace such house trailer with another house trailer, a new permit will be required. If a house trailer for which a permit has been issued shall be relocated, or moved, either on the same plot or another plot within said Township, a new application shall be secured.

#### SECTION 6 – APPLICATION OF THIS LOCAL LAW TO PRE-EXISTING HOUSE TRAILERS

Any house trailer parked, stored or otherwise located within the Town of Pittstown prior to the effective date of this Local Law No. #5-2017 and occupied as a dwelling, may remain in the position or place in which they are then parked, subject to the existing Local Laws of the Town of Pittstown provided, however, that no such house trailer shall be moved into a new location in the Town of Pittstown except in compliance with the provisions of this Local Law, and provided also that any owner or lessee of a house trailer originally parked, stored or otherwise located within the Town of Pittstown may replace the same with a new house trailer located on the same plot of ground and in the same general location. The owner of an existing house trailer replacing the same with a new house trailer shall file a plot plan with the Building Inspector showing the dimensions of any new trailer and its location upon the building lot.

#### SECTION 7 – HIGHWAY PARKING PROHIBITED

No house trailer shall be parked or allowed to remain upon any public highway or private way in the Town of Pittstown.

#### SECTION 8 - TEMPORARY PARKING

Any owner or lessee of land or contractor engaged by the owner or lessee of land located in the Town of Pittstown may use a house trailer as a field office or dressing room for workmen on construction projects, survey projects and upon other similar work projects, provided, however, that the contractor, owner and/or lessee of the trailer or land upon which it is situated, apply to the Code Enforcement Officer, pay the fee set forth hereinafter, and be granted a permit to park the said house trailer upon said parcel of land for the duration of the particular work project. The aforesaid permit shall be issued for a period not to exceed one (1) year from the date of issuance there of or until the work project is completed, whichever is the shorter period. The said permit may be extended for a period of one (1) year or until the work project has been completed, whichever is the shorter period. Said permit shall be granted upon payment of fifty dollars (\$50.00).

#### SECTION 9 – PENALTIES.

Any person who violates any provision of this Local Law shall be guilty of a violation punishable by a fine of \$100.00 and each day's continued violation shall constitute a separate and additional violation. Each violation of this Town Law or any of its provisions shall constitute a separate and distinct violation.

#### SECTION 10 – ISSUANCE OF A PERMIT NOT A WAIVER

Issuance of a house trailer permit pursuant to the provisions of this Town Law shall be deemed to waive compliance by the holder thereof, by the property owner or by any occupant of said house

trailer, or any statute of the State of New York or ordinance or health regulation of the County of Rensselaer or the Town of Pittstown.

#### SECTION 11 – VALIDITY

If any section, paragraph, subdivision or provision of this Town Law shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Town Law as a whole or any part or provisions thereof other than the part so decided to be invalid or unconstitutional.

#### SECTION 12 – REVOCATION

This Local Law shall supersede all prior ordinances and local laws of the Town of Pittstown regulating to the regulation of house trailers and mobile homes.

#### SECTION 13 – EFFECTIVENESS OF LOCAL LAW

This Local Law shall take effect upon filing with the Secretary of State.