

**Village of Ellicottville**  
1 West Washington Street  
P.O. Box 475  
Ellicottville, NY 14731  
(716) 699-4636

**Short Term Rental Law Notice 09 30 2020**

In an effort to further maintain the historical charm of our community, protect the quality of life for all in the Village of Ellicottville, and further clarify procedures, the Village amended the existent 2012 Short Term Rental law in July 2019. Now, commencing on or about November 1<sup>st</sup> 2020 the Village of Ellicottville anticipates we will begin more actively focusing on assuring compliance with the existent Short Term Rental Law (STR). This communication serves as a brief synopsis of the STR. The actual law is available for review in the Village Clerk's Office, and is also found at the Village Website at: [www.ellicottvillegov.com](http://www.ellicottvillegov.com) under local laws or from the Village Clerk. If your property is being rented out, it your responsibility to insure any person involved in the rental of your property complies with all provisions of the applicable law, so please review the full law in detail.

**As stated in the law, short term rentals are defined as properties rented for less than 30 consecutive days.**

Beginning the effective day, property owners in the Conservation, Low Density, Medium Density, High Density, Village Commercial -1, Village Commercial-2, and Residential Mobile Home District zoning districts will be **required to obtain a permit annually**. Details on the process and forms needed to obtain a permit can be found at: [www.evlengineering.com](http://www.evlengineering.com)

Short term rentals in **Village Residential and Industrial** zoning districts **are not permitted**, except previous STR licensed properties ("Grandfathered" properties)

**Overview of some of the requirements for permitted STR properties:**

- Sign regulations - Marketing
  - No Yard Signs permitted
  - One non illuminated professionally made sign not exceeding six square feet
  - Sign permitted only in window or door
- Parking
  - All vehicles must be parked on site as approved by license
- Trash
  - Dispose of trash according to requirements of local law 2.
- Comply with local law 6 "Noise Ordinance"
- Homeowner to provide village with local contact within 25 miles of property
- Must post license & contact information on premises
- Village STR issued license number must be conspicuously posted in all printed or online advertisements

**Penalty summary for non-compliance and enforcement – Subject to change**

- Short term rental property without a license, included advertising of property:
  - \$1000 fine per instance.
- No local contact or change without notice of rental management company:
  - \$250 fine per instance.
- Over occupancy and parking violations:
  - \$1000 fine per instance.
- Garbage non-compliance
  - \$200 fine for first instance, \$400 for second instance, \$600 for each instance thereafter
- Advertising non-compliance, no license listed in advertisement.
  - \$500 fine per instance
- Verified neighborhood complaint
  - \$500 fine per instance, loss of license after third verified complaint.
    - Complaints for violations can be submitted online at [www.ellicottvillegov.com](http://www.ellicottvillegov.com)