

Rental Housing

Keeping our neighborhood clean, safe and attractive is an important part of ensuring our property values. Unfortunately, sometimes all of our neighbors are not aware, able or willing to comply with town code. Here is what you need to know about rental housing in Irondequoit.

Registration

All rental housing must be registered with the town as part of this process the units must

- be equipped with operating smoke and carbon monoxide detectors
- pay a nonrefundable application fee
- sign an affidavit stating the owner has received and read the Town Code and understands his or her obligation and responsibility to comply
- re-register every two years, anytime there is a change information submitted or there is a sale

If the unit is not registered the owner can face a \$500 fine.

Code Compliance:

All housing (rental or otherwise) must comply with Town Code for health and safety reasons. If a rental unit is out of compliance here is what you can do.

- Cite the violation
 - Be sure that your complaint is actually a violation of the town code. Visit <http://ecode360.com/IR0059> and use the search bar to locate the code.
 - Or check the [town's website here](#)
 - Or call Irondequoit Building Services at (585) 336-6026 and ask.
- Contact the Town
 - Fill out the online complaint form [here](#).
 - OR call the Town Hall Building Services Department at (585) 336-6026
- Follow up
 - If no changes occur within a few weeks check in on the progress with the town
- Contact Winona Woods

Public Nuisance

- For a variety of reasons a home may be considered a public nuisance such as:

Distribution of drugs	Illegal possession, distribution, use or sale of firearms
Prostitution	Illegal sale, manufacture or consumption of alcohol
Gambling activity	Criminal activity
Obscene performances	Loitering
Noise	Property Maintenance
- When this occurs the owner is notified by the Town
- If three or more nuisances occur within two years the Town may commence a civil action or administrative hearing results could be but are not limited to:
 - A civil penalty of up to \$1,000 per day that the owner knew of the nuisance
 - A permanent injunction (town corrects nuisance and charges owner plus admin fees)
 - Temporary closing of the building
 - Revocation of CofO or rental registration for up to one year