

Village of Port Henry

LOCAL LAW NO. 3 FOR THE YEAR 2011
A LOCAL LAW ON CERTIFICATE OF OCCUPANCY REQUIRED

(A) No building or mobile home hereafter erected shall be used or occupied in whole or in part until a certificate of occupancy shall have been issued by the code enforcement officer.

(B) Upon transfer of title to a new owner or execution and recording of a mortgage or upon said building becoming vacant, no single family dwelling or mobile home, no mixed occupancy containing two (2) or more families, no multiple dwelling, and no commercial or industrial structure shall be occupied in whole or in part until the issuance of a certificate of occupancy by the code enforcement officer that said dwelling conforms in all respects to the requirements of this chapter and the applicable laws of the State of New York. The Code enforcement officer on request of the owner or certified agent, may issue a temporary certificate of occupancy at his/her discretion.

(C) No change shall be made in occupancy of an existing building or a mobile home unless certificate of occupancy authorizing such change shall have been issued. This Certificate is valid for a minimum period of six months.

(D) When, after final inspection, it is found that the proposed work has been completed in accordance with the applicable law, ordinances, rules or regulations, a certificate of occupancy may be issued. If it is found that the proposed work has not been properly completed the code enforcement officer shall not issue a certificate of occupancy and shall order the work completed in conformity with the building permit and in conformity with the applicable building regulations.

(E) The certificate of occupancy shall acknowledge that the work has been completed, and that the proposed use and occupancy is in conformity with the provisions of the applicable laws, ordinances, rules and regulations, and shall specify the use of and the extent therefore to which the building or structure or its several parts may be put to use.

(F) Inspections will be done by a designated qualified person or a code enforcement officer appointed by the Village Board, Village of Port Henry. This inspection must be made within seven (7) days as requested by the owner and the Certificate issued within the next seven day (7).

(G) The Fee of \$25.00 will be imposed for the inspection and certificate of occupancy.

(H) Any person, firm, or corporation who violates, disobeys, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be subject to a fine of not more than one hundred (100) dollars, or imprisonment for a period of not more than thirty (30) days, or both, so fined and imprisoned for each offense. Each week or violation is continued shall be decreed a separate offense