

Article 5: Penalties

500.00 Violations

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Section 500.00 Violations

No person shall rent premises in the Village of Alfred and permit them to be occupied for residential purposes unless those premises shall first have obtained a certificate of compliance or temporary certificate of compliance. Any violation of this law shall be punishable as a violation of a Local Law. Provided, however, that a certificate of compliance shall not be required for dormitories or residence halls owned and maintained by Alfred University or the New York State Agricultural and Technical College at Alfred.

Section 501.00 Penalties

Every person, whether owner, tenant, or other occupant, who shall violate this local law shall be guilty of violation and upon conviction shall be punished by a fine of not less than Two Hundred Dollars (\$200). Each week that a violation continues shall be considered a separate violation. In addition to the fine set forth above, any person who violates this local law by receiving rent for premises lacking a necessary certificate of compliance or temporary certificate of compliance, shall be required to refund all rents collected for the rental of those premises for any period of time during which those premises lacked a necessary certificate of compliance or temporary certificate of compliance. Provided however that a landlord or owner shall not be required to refund rents or security deposits to a tenant or occupant who has caused the revocation of the certificate of occupancy for the premises through the neglect or willful misconduct of such tenant or occupant.

Section 502.00 Fees for Inspection

The fees for inspection conducted to insure compliance of this law shall be set by the Trustees of the Village of Alfred. The same fee shall be charged for each and every inspection required by this local law for issuance or renewal of a Certificate of Compliance, whether it is the initial inspection, or a subsequent inspection to determine whether or not existing violations have been remedied. (Amended 12/00)

Section 503.00 Notice

Any notice given by the village under this law, if given other than by appearance ticket, shall be adequate if served personally upon the party, mailed certified mail return receipt requested, and regular mail to the parties last known address, or posted on the premises in question.