

HN 25-79

**LOCAL LAW #4 of 2025**

CITY OF HORNELL, NY December 15, 2025

BY:

**A LOCAL LAW AMENDING VARIOUS SECTIONS OF THE CODE  
OF THE CITY OF HORNELL**

Be it enacted by the Common Council of the City of Hornell as follows:

Section 1. Amendment to § 1-1, “Penalties for offenses.”

Section 1-1 of the Code of the City of Hornell is hereby amended to read as follows:

§ 1-1 Penalties for offenses.

Except as otherwise provided, any person who shall violate any provision of this Code shall, upon conviction thereof, be punished by a fine of not less than \$75 nor more than \$250 for a first-time offense. Continued noncompliance with the same provision may constitute a separate offense for each day the violation persists. A second offense shall carry a fine of not less than \$150 nor more than \$250. A third offense shall carry a fine of not less than \$250 or imprisonment for a term of not more than 15 days, or both.

Section 2. Amendment to § 135-9, “Licensing; fees; violations and penalties.”

Section 135-9(B) of the Code of the City of Hornell is hereby amended to read as follows:

B. License fees.

(1) Spayed/neutered: \$7.50.

(2) Unspayed/unneutered: \$15.50.

(3) In addition to the license fees set forth above, a late licensing fee of \$5 shall be assessed for each calendar year that a dog is found to be unlicensed

beyond its required licensing date. This fee shall be in addition to any fees or fines incurred related to any tickets issued for dog license violations.

Section 3. Amendment to § 160-10, “Creation of nuisance; depositing on streets and other property.”

Section 160-10 of the Code of the City of Hornell is hereby amended to read as follows:

A. All garbage disposed of within the limits of the City shall be disposed of in such manner as not to create a nuisance and in such manner as shall be approved by the Board of Health.

B. No person shall throw or deposit or cause to be thrown or deposited any garbage, as defined in this chapter, upon any street, alley, lane, gutter, or any public grounds in the City or into any stream running through or adjacent to said City or other premises in said City.

C. No person shall place, deposit, or dispose of garbage, rubbish, recyclables, yard waste, construction debris, appliances, furniture, or other refuse on property not owned or leased by them, unless they have received explicit permission from the property owner and the disposal complies with all applicable City regulations.

Section 4. Addition of § 120-3, “Short-Term Rental Regulations.”

A new Section 120-3 is hereby added to the Code of the City of Hornell to read as follows:

§ 120-3. Short-Term Rental Regulations.

A. Purpose. The City of Hornell recognizes the growing prevalence of short-term rentals (STRs), such as those facilitated by platforms like Airbnb, and seeks to ensure such properties comply with building, fire, and safety standards to protect public health, safety, and welfare. This section establishes regulations for STRs to promote safe and responsible use within the City.

B. Definitions. For the purposes of this section:

(1) Short-Term Rental (STR): A dwelling unit, or portion thereof, rented for a fee for a period of less than 28 consecutive nights to persons other than the owner or their immediate family. This includes rentals facilitated by online

platforms such as Airbnb, as well as bed-and-breakfasts, but excludes hotels or motels regulated elsewhere in this Code.

(2) Owner: The person(s) or entity holding legal title to the property used as an STR.

(3) Dwelling Unit: A building or portion thereof designed for residential occupancy, as defined in § 120-2 of this Chapter.

(4) Building Inspector: The City of Hornell Building Inspector or their designated representative responsible for enforcing this section.

#### C. Certificate of Occupancy.

(1) No dwelling unit shall be used as an STR without a valid Certificate of Occupancy (COO) issued by the Building Inspector, as required for rental properties under this Chapter.

(2) The COO shall confirm compliance with all applicable building, fire, and health codes, including the New York State Uniform Fire Prevention and Building Code.

(3) Owners must maintain a valid COO for the duration of STR operations and provide a copy to the Building Inspector upon request.

#### D. Operational Standards.

(1) Compliance with Codes: STRs shall comply with all applicable provisions of this Chapter, the New York State Uniform Fire Prevention and Building Code, and other City ordinances including zoning, noise, and property maintenance regulations.

#### E. Inspections.

(1) Semiannual Inspections: Every STR shall be inspected by the Building Inspector or their designee at least once every six months to ensure compliance with this section and applicable building, fire, and health codes.

(2) Emergency Inspections: The Building Inspector may conduct inspections without prior notice if there is reason to believe an immediate threat to life, health, or safety exists.

#### F. Enforcement and Penalties.

(1) Violations: Failure to comply with any provision of this section, including failure to maintain a valid COO or allow inspections, shall constitute a violation.

(2) Penalties: Violators shall be subject to the penalties set forth in § 1-1 of the Hornell City Code.

G. Effective Date.

This section shall take effect immediately.

Section 5. Effective Date.

This local law shall take effect immediately upon filing with the New York State Secretary of State.

Carried –

Absent –