

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County of **PRATTSVILLE**  
City of -----  
Town  
Village

Local Law No. **1** of the year 20**07**

**UNSAFE BUILDINGS LAW**

A local law -----  
(Insert Title)  
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**TOWN BOARD**

Be It enacted by the ----- of the  
(Name of Legislative Body)

County of **PRATTSVILLE**  
City of ----- as follows:  
Town  
Village

**SECTION 1. Enforcement**

The code enforcement office is charged with the responsibility of carrying out the obligations and duties set forth in this chapter.

**SECTION 2. Inspection; Notice**

- a. No person, firm corporation or association, who or which is the owner of an uninhabitable, abandoned and or derelict building in the Town of Prattsville, shall cause suffer, allow or permit said building to become dangerous or unsafe to the public. In the event that any building now is or hereafter becomes dangerous or unsafe to the public, from any cause whatsoever, the owner or occupant shall repair or remove same, The Code Enforcement Office of the Town of Prattsville shall make a complete inspection and report the condition of said building to the Town Board of Prattsville. Notice shall thereafter be served on the owner or some one (1) of the owners, executors, legal representatives, agents, lessees or any other person having a vested or contingent interest in the said building either personally or by registered mail, addressed to the last known address, if any of the owner or some one

(If additional space is needed, attach pages the same size as this sheet, and number each.)

of the owners, executors, legal representatives, agents, lessees or other persons having a vested or contingent interest in same, as shown by the tax collector and/or in the office of the County Clerk of the County Register, containing a description of the premises, a statement of the particulars in which the building or structure is unsafe or dangerous and an order requiring same to be made safe and secure or removed: if such service is made by registered mail, a copy of such service shall be posted on the premises by the Code Enforcement Office.

- b. Such notice shall provide for time, (thirty (30) days from receipt of notice), within which such person served with notice may commence the securing or removal of buildings or structures. A copy of such notice shall be filed in the office of the clerk of Greene County, which notice shall be filed by the clerk in the same manner as a notice of pendency pursuant to Article 65 of the Civil Practice Law and Rules and shall have the same effect as otherwise provided therein. The notice shall provide for a hearing before the Town Board, and the time and place thereof shall be specified in the notice to repair or demolish.

### **SECTION 3. Removal of the Building by the Town**

In the event that the owner fails or refused to repair or remove the building within the time provided above-mentioned notice. The Town Board may cause the removal of such building or structure without further notice to the owner.

### **SECTION 4. Assessment of Costs**

All costs and expenses incurred by the Town in connection with any and all of the above proceedings to remove or secure, including the cost of actually removing said building or structure or securing the same, shall be assessed against the land on which the building or structure is located.

### **SECTION 5. Enforcement and Collection Upon Nonpayment**

If the owner or person served as hereinabove provided shall fail to pay the costs and expense by the Town within ten (10) days after being notified of the costs thereof by registered mail, the Town Clerk shall file, immediately preceding the time for making the annual assessment roll, a certificate of such actual cost and expense with a statement as to the property upon which such cost and expense were incurred, the building or other obstructions removed, as the case may be, with the assessor of the Town, who shall in the preparation of the next assessment roll of Town taxes, assess such amount upon such property, and the same shall be levied, collected and enforced in the same manner, by the same proceedings, at the same time, under the same penalties and having the same lien upon the property assessed as the general Town tax and as a part thereof.

### **SECTION 6. Penalties**

Violations of this Local Law shall be punishable by a fine in the amount of \$100 (One Hundred Dollars) per violation. Each week that a violation shall be determined to exist shall be deemed a separate violation for the purpose of determining fines hereunder.

### **SECTION 7. Emergency Provisions**

In case of great emergency, where the delay of proceedings, as hereinbefore provided, would result in probable loss of life, or property, The Supervisor of the Town shall have the power to direct the Code Enforcement Office to proceed at once to take such action as is needed to guard the safety of affected persons and property.

**SECTION 8. Effective**

This local law is to take effect immediately and is enacted in accordance with the requirements of the Municipal Home Rule Law of the State of New York.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

**1. (Final adoption by local legislative body only.)**

I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2007 of the ~~(County)~~(City)(Town)~~(Village)~~ of PRATTSVILLE was duly passed by the TOWN BOARD on March 12 20 07, in accordance with the applicable provisions of law.  
*(Name of Legislative Body)*

**2. ~~(Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer\*)~~**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the ~~(County)~~(City)(Town)~~(Village)~~ of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_ and was ~~(approved)~~(not approved)~~(repassed after~~ \_\_\_\_\_ and was deemed duly adopted on \_\_\_\_\_ 20 \_\_\_\_\_ disapproval) by the \_\_\_\_\_ *(Elective Chief Executive Officer\*)* in accordance with the applicable provisions of law.

**3. ~~(Final adoption by referendum.)~~**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the ~~(County)~~(City)(Town)~~(Village)~~ of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_ and was ~~(approved)~~(not approved)~~(repassed after~~ \_\_\_\_\_ disapproval) by the \_\_\_\_\_ *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20 \_\_\_\_\_. Such local law was submitted to the people by reason of a ~~(mandatory)~~(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the ~~(general)~~(special)(annual) election held on \_\_\_\_\_ 20 \_\_\_\_\_, in accordance with the applicable provisions of law.

**4. ~~(Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)~~**

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20 \_\_\_\_\_ of the ~~(County)~~(City)(Town)~~(Village)~~ of \_\_\_\_\_ was duly passed by the \_\_\_\_\_ on \_\_\_\_\_ 20 \_\_\_\_\_, and was ~~(approved)~~(not approved)~~(repassed after~~ \_\_\_\_\_ disapproval) by the \_\_\_\_\_ *(Elective Chief Executive Officer\*)* on \_\_\_\_\_ 20 \_\_\_\_\_. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of \_\_\_\_\_ 20 \_\_\_\_\_, in accordance with the applicable provisions of law.

\*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a countywide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the City of \_\_\_\_\_ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on \_\_\_\_\_ 20\_\_\_\_, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. \_\_\_\_\_ of 20\_\_\_\_ of the County of \_\_\_\_\_ State of New York, having been submitted to the electors at the General Election of November \_\_\_\_\_ 20\_\_\_\_, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

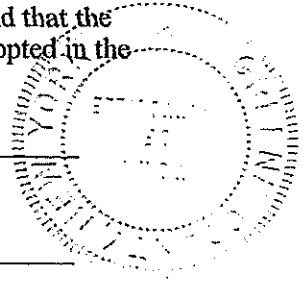
(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1, above.

*Mildred Harkness*

Clerk of the County legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 03/12/07



(Seal)

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized attorney of locality.)

STATE OF NEW YORK  
COUNTY OF \_\_\_\_\_

I, the undersigned, hereby certify that the foregoing local law contains the correct text and that all proper proceedings have been had or taken for the enactment of the local law annexed hereto.

*A. T. T. T. T.*

Signature

A. T. T. T. T. FOR THE TOWN

Title

County

City

of PRATTSVILLE

Town

Village

Date: 3/12/07