

**VILLAGE OF CROTON-ON-HUDSON
BOARD OF TRUSTEES**

LOCAL LAW INTRODUCTORY NO. 15-2024

A LOCAL LAW TO AMEND THE CODE OF THE VILLAGE OF CROTON-ON-HUDSON TO ADD A NEW CHAPTER 186 ENTITLED RENTAL HOUSING AND TO ADD ARTICLE I “GOOD CAUSE EVICTION” THERETO

Be it enacted by the Board of Trustees of the Village of Croton-on-Hudson as follows:

Section One. There is hereby added to the Code of the Village of Croton-on-Hudson a new Chapter 186 entitled “Rental Housing”.

Section Two. Chapter 186, Rental Housing, of the Code of the Village of Croton-on-Hudson, Article I entitled “Good Cause Eviction” is hereby added to read as follows:

Article I: Good Cause Eviction

§ 186-1. Purpose

The purpose of this Article is to establish good cause eviction protections in the Village of Croton-on-Hudson pursuant to and in accordance with the provisions of Article 6-A of the Real Property Law of the State of New York.

§186-2. Protections established.

- A. Except as otherwise provided in this Article, all provisions set forth in Article 6-A of the Real Property Law and any amendments thereto are hereby adopted by the Village of Croton-on-Hudson.
- B. Pursuant to Section 213(2)(a) of the Real Property Law, for the purposes of this Article and notwithstanding any default provision to the contrary, any unit on or within a housing accommodation shall be exempt from the provisions of this Article if such unit has a monthly rent above 345% of fair market rent, as calculated as provided in Article 6-A of the Real Property Law.
- C. Pursuant to Section 213(2)(b) of the Real Property Law, for the purposes of this Article and notwithstanding any default provision to the contrary, the Village of Croton-on-Hudson defines “small landlord” to mean a landlord of no more than one unit anywhere in the state of New York.
- D. This Article shall be enforceable as set forth in Article 6-A of the Real Property Law.

Section Three. Severability.

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent

portion. Such declaration shall not affect the validity of the remaining portions thereof, which other portions shall continue in full effect.

Section Four. Effective Date.

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.