

# City of Newburgh

## Press Release

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*For immediate release*  
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### **City of Newburgh Launches Rental Dwelling Registry**

Seventy percent of the people of the City of Newburgh live in rental properties. For many of them, their only contact with the landlord is a post office box or a monthly visit to pick up a rent check. Tenants sometimes don't even know their landlord's names. This lack of accountability for property owners makes it extremely difficult for City services to locate them when health and safety concerns arise.

In an effort to address this issue, the City Council enacted City Ordinance Chapter 240 – “Rental Properties” and “Rental Dwelling Registry” in July of 2008. This new ordinance requires all rental properties to be registered with the City of Newburgh by the owner within sixty days of notification, and within thirty days after any change occurs in the registration. New owners of a registered rental property unit must re-register the rental property within sixty days of assuming ownership.

Additionally, property owners who reside more than 25 miles outside of the City of Newburgh must designate a managing agent whose residence or business office is in the City of Newburgh, Town of Newburgh, or Town of New Windsor. Contact information for the managing agent must be on file with the office of Code Compliance.

Enforcement of the new ordinance will be phased in. Currently, owners of 2-3 family unit properties must register their buildings by November 15.

The ordinance does **not** apply to owner-occupied 2-3 family properties. Also, there is no charge at the present time for landlords to register their buildings. Starting January 1, 2009, a fee of \$25 will be required to change a registration statement, or for a new owner to re-register a building.

Landlords who fail to comply with the ordinance will be subject to penalties which may include fines and/or jail time.

“One of the main reasons for this legislation is to have someone to contact when there is an emergency or other serious concern,” said Steven Hunter, Code Compliance Supervisor. “When a call comes into the heat hot line, or there is a fire or other problem, we sometimes spend hours trying to locate the owner of a building.”

City Manager Jean-Ann McGrane added, “This ordinance will also make it possible for the City to hold property owners accountable for the conditions of their buildings. This is just one mechanism in our comprehensive strategy to address the quality of life issues that have delayed the City’s renaissance for so many years.”

The new legislation also provides for tenant education. Landlords are required to post the City’s trash/refuse policy and alternate side of the street parking regulations in all their rental buildings.