

**VILLAGE OF SUFFERN**

**LOCAL LAW NO. 1 OF 2026**

**A LOCAL LAW AMENDING CHAPTER 266 OF THE  
CODE OF THE VILLAGE OF SUFFERN, THE ZONING  
LOCAL LAW, BY ADDING A NEW SECTION, PROHIBITING  
SHORT-TERM RENTALS IN THE VILLAGE OF SUFFERN**

**BE IT ENACTED** by the Board of Trustees of the Village of Suffern as follows:

Sections 1. Section 266-5 of the Code of the Village of Suffern, “Definitions,” is hereby amended by adding after the definition of the term “Setback,” the following:

**“SHORT-TERM RESIDENTIAL RENTAL”**

A dwelling, as defined herein, including, but not limited to, a house, condominium, townhome, townhouse, cooperative unit, apartment, or any other residential building or land, that is rented or leased, or otherwise allowed to be occupied, in whole or in part, to any person or persons, or business entity, such as a partnership, corporation, limited-liability company, limited-liability partnership, limited partnership, organization, association ("business entity"), for a period of time that is less than 30 consecutive days. "Rental," for these purposes, means an understanding, agreement or contract, written or oral, granting, allowing or permitting the use, occupancy or possession of a residentially zoned building, land or property, in whole or part, by a person or business entity in exchange for monetary payment, remuneration, compensation, barter arrangement, or other consideration ("compensation").

Section 2. Chapter 266 of the Code of the Village of Suffern is hereby amended by adding thereto, a new section, section 266-14.1, “Short-term residential rentals prohibited,” to provide as follows:

**14.1 Short-term residential rentals and other rental-like purposes.**

- A. Short-term residential rentals and other rental-like purposes prohibited. No owner, lessee, licensee, tenant or occupant, or other person or business entity having any right to, or interest in, or claiming any right or interest in, any real property in the Village of Suffern shall license, rent, lease, hire out, let, or otherwise allow or permit, for compensation or not, the use or occupancy of such property, or any part thereof, whether such use or

occupancy is daily, hourly, overnight or weekly, for a period of time that is less than 30 consecutive days.

- B. Short-term rental of outdoor pools and spaces. No owner, lessee, licensee, tenant, or occupant, or other person or business entity having any claimed and/or actual right to, or interest in, any residential real property in the Village of Suffern shall license, rent, lease, hire out, let, or otherwise allow or permit, for compensation, the use or occupancy of any outdoor spaces, including, but not limited to, swimming pools, spas, playgrounds and yards, for purposes of assembly.
- C. Exception. Occupancy or use pursuant to a post-real estate closing (conveyance) possession agreement by the seller of any dwelling unit shall not be a violation of short term rentals, provided that title has passed to the purchaser and the deed for the dwelling unit to the new owner has been filed in the Rockland County Clerk's office on the same day, or within five days, of closing of title to the property.
- D. Presumptive evidence of violation.
  - i. The presence or existence of any of the following is presumptive evidence that a building is being used in violation of this article:
    - a. Person(s) occupying, using or present at the residence or property state that he/she/they have leased, rented, licensed or hired, or otherwise are allowed or have consent or permission to be present at the residence or property, from the owner, representative of the owner, or other person or business entity associated with the property, and/or paid, or offered to pay, any compensation, or otherwise provided any benefit, to the owner or representative of the owner, directly or indirectly, or any other person or business entity to be a guest, invitee or licensee, or otherwise allowed to use, occupy or be present at said residence or property for a time period of less than 30 consecutive days.
    - b. The residence has been published in printed or online/internet sources as being available for short-term rental.
  - ii. If any of the following documents related to a property owner sets forth any address, other than that of a residential property located in the Village it is presumptive evidence that an owner of a property does not reside at said property in the Village:
    - (1) Voter registration.
    - (2) Motor vehicle registration.
    - (3) Driver's license.
    - (4) Any other document signed, or otherwise acknowledged, by the owner.
  - iii. The issuance and/or wearing and/or possession of any wristbands, tickets, receipts, or other such documents related to and/or evidencing any assembly prohibited by this article.

iv. The foregoing may be rebutted by evidence admissible in any court in New York State that is presented to the Village of Suffern.

E. Penalties for offenses; enforcement

i. Any person or business entity who shall violate any provision of this section, and/or each and every person and/or business entity that is identified as being present at any property located in the Village that is covered by this article at the time of any violation of this section, shall be punishable by a fine of not less than \$250 and not more than \$5,000. Each day of violation shall constitute a separate offense.

ii. Civil remedies. In addition to any other remedies it may possess, the Village may commence, or cause to be filed, a criminal summons, as well as additionally file, or cause to be filed, a civil action requesting injunctive and/or other relief, and seek monetary damages to compensate the Village for the costs it has, and will incur, because of the violation and any efforts to stop the violation from continuing, including reasonable attorney's fees expended or otherwise incurred by the Village. Nothing in this section requires that a notice of violation be issued before the Village pursues any and all available remedies provided for herein.

iii. Other remedies. The remedies provided for in this section are in addition to, and not in lieu of, all other legal remedies, criminal or civil, which may be pursued by the Village to address any violation of the Village Code or other public nuisance.

iv. This article may be enforced by the i) the Building Inspector, ii) Code Enforcement Officers iii) Police Department, and/or iv) any other law enforcement agency having lawful jurisdiction to do so.

F. The provisions of this section shall not apply to any legal non-conforming hotel, boarding house or rooming house.

Section 3. This local law shall take effect immediately upon filing with the Secretary of State.