

REASONING FOR THE LAW

► BACKGROUND

For many years, the Building Department, the Fire Department, and the Police Department have struggled to get in contact with owners of rental properties. Absentee landlords often do not respond to any correspondence that is sent and much of the contact information we do have is outdated and no longer valid. Tenants often suffer with blight while living in rundown apartment buildings. This law helps protect tenants by allowing the city the information it needs to hold landlords accountable for code violations.



PURPOSE

An essential purpose of this law is to create a point of contact for rental properties, creating a transparent relationship between the property owner and the Building Department ensuring that rental units are safe and that the surrounding neighborhood is minimally impacted by transient living and absentee owners.



GOALS

Our goal is to have updated contact information for every rental property in North Tonawanda so that we have an easier way to contact landlords. Through this program we will also be conducting proactive inspections of properties that are deemed to be in poor condition.

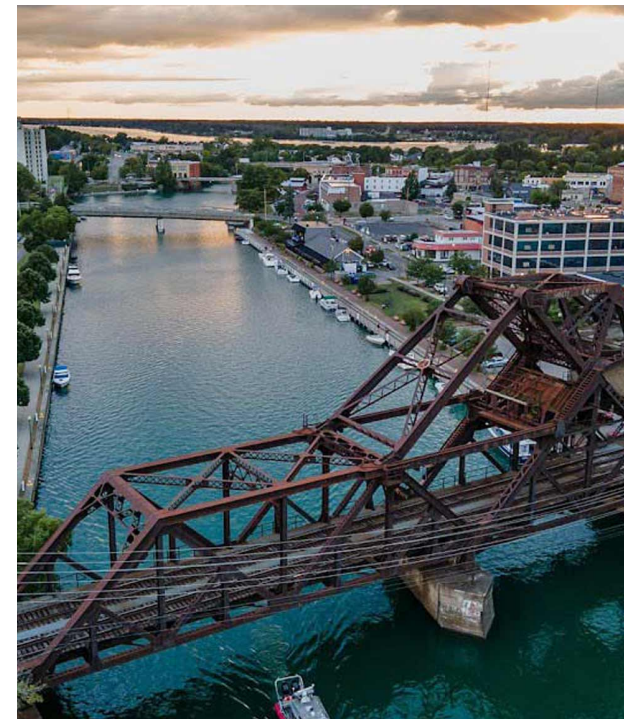
VISIT US



BUILDING DEPARTMENT
216 PAYNE AVE, NORTH TONAWANDA,
NY 14120
(716) 692-2680



RENTAL UNIT REGISTRATION



CITY OF NORTH TONAWANDA



OVERVIEW

Cloud Permit is North Tonawanda's new online service for the Building Department. Through this service you can register your rental property or submit your contractor license directly to the Building Department.

HOW TO USE CLOUD PERMIT

To register online please access the QR code below.



Please write down your account information as you will be able to renew your registration through this online service when it expires.

The registration form for rental properties will be under licensing when creating a new application.

HELP

If you have any questions regarding cloud permit or need any help using it. Please call the Rental Code Enforcement Officer at (716) 692-2680

REGISTRATION COST

The registration fee is \$35 per unit and is capped at four units. Owner occupied properties pay no fee but still must register. Registration fees are used to maintain the program and upgrade services provided by the Building Department

Type	Price
1-3 UNITS	\$35 Per Unit
4+ UNITS	\$140
OWNER OCCUPIED PROPERTIES (STILL MUST REGISTER)	\$0

HOW TO PAY

Unfortunately online payments are not available at this time. You must pay by mail via cash, check, or money order. You may also come in person to pay using a card.

Checks can be made payable to "NT City Clerk/Treasurer" and must have the memo line filled out as "Rental Registration".

All checks and money orders are processed at the end of each month meaning the money will not come out of your account until then.



WNY PRECEDENTS

Many other municipalities such as Niagara Falls and Amherst have had similar laws in place for many years. These laws are designed to protect tenants from being taken advantage of. Plus, the information that is collected helps municipalities hold landlords accountable if their property is in poor condition.

Fighting Blight

Some of the properties that have fallen into disrepair belong to absentee landlords who currently lack sufficient contact information for the city to send them legal notices. Blight can effect the whole neighborhood by causing nuisances that effect surrounding properties. By enacting the rental registration ordinance, the city will be able to gather contact information for out of town landlords and hold them accountable for any code violations their properties may have.

Tenant Accountability

Sometimes tenants can be responsible for causing the conditions of the building to deteriorate. The tenant is responsible for the following:

- Occupancy limitations and the lawful use of a dwelling unit.
- Maintenance of the dwelling unit in a clean, safe and sanitary condition.
- Maintenance of plumbing, cooking, and refrigeration equipment, appliances, fixtures and facilities contained in the dwelling unit in a clean and sanitary condition and providing reasonable care in the operation and use thereof.
- Keeping exits in the dwelling unit free and clear.
- Disposing of garbage and refuse into provided facilities in a sanitary manner and keeping the dwelling unit free and clear from garbage, refuse, and debris.
- Keeping domestic animals and pets in an appropriate manner and under control.