

## STR FAQs:

### **I don't know if my property is in the Town of Lexington. How do I check?**

1. Look at the governing body listed on your tax bill, or...
2. Go to: <https://greene.sdgny.com/search.aspx> and type in the owner's first and last name.
3. Check the line labeled "Municipality." If "Lexington" is listed, you're one of us!

### **I have lived in Lexington for years, and I only want to rent my house for a few days a year. Do I still need to apply for a permit?**

In short, YES! Local Law No. 3 of 2021/Local Law No. 4 of 2023 was passed to protect property owners and renters alike. All STRs within the Town of Lexington must apply for and be granted a permit to operate.

### **I live next door to a Short Term Rental, and there are always people wandering onto my property. Who do I contact to report a complaint?**

1. A blank complaint form is available on the Town of Lexington website: [www.lexingtonny.com/forms-documents/pages/str-forms-info](http://www.lexingtonny.com/forms-documents/pages/str-forms-info).  
Complaints may include improper garbage disposal, noise, parking, operating without a permit, and more.
2. Please fill out the details of your complaint.
3. Email it to: [strclerk@lexingtonny.com](mailto:strclerk@lexingtonny.com) or hand it off in person at Town Hall, located at:  
3542 Route 42, Lexington NY 12452.
4. If you would like to report a complaint over the **phone**, please contact:  
Town Clerk, Charlotte Jaeger, at Tel: 518-989-6476 x101  
Or...  
Code Enforcement Officer, Carl Giangrande, at Tel: 518-989-6476 x102

### **How do I prove I'm a "resident"?**

To provide proof of residency, the Town of Lexington **REQUIRES:**

- Copy of Income Tax Return listing Lexington as primary residence (\*with all sensitive information redacted)

AND one of the following documents:

- Copy of current Driver's License that has an address within the boundaries of Lexington
- Voter District Information listing Lexington under "Town"
- Copy of Vehicle Registration with a Lexington address

### **I applied for a permit, but I haven't heard back. Who do I contact to check the status of my application?**

Applications are handled in the order they are received, and the clerk will do their best to make sure all applicants are contacted in a timely manner. However, if you want to confirm the status of your application, or check where you are on the waiting list, please contact the Code Enforcement Clerk: [strclerk@lexingtonny.com](mailto:strclerk@lexingtonny.com).

### **Can I pay my annual registration fee online?**

Unfortunately, no. All payments must be paid by check or money order, made payable to the Town of Lexington and delivered by mail or in person to the Town Clerk or Code Enforcement Clerk at Town Hall:

3542 Route 42, P.O. Box 30, Lexington NY 12452.

### **I have a permit, but my property was never inspected. How can I schedule an inspection?**

The Code Enforcement Officer (CEO) must perform an inspection for an STR to operate safely. Please contact the Code Enforcement Office to schedule an inspection if you are overdue.

The CEO for the Town of Lexington is Carl Giangrande:

[code@lexingtonny.com](mailto:code@lexingtonny.com) Tel: 518-989-6476 x 102

The Code Enforcement Clerk may also be contacted to help connect you:

[strclerk@lexingtonny.com](mailto:strclerk@lexingtonny.com)

**I am on the waiting list for a permit. Is there anything I can do to push my application to the top of the list?**

All applications are handled in the order they are received, and permits are issued on a first come first served basis. While we understand that applicants want to engage with the process and do everything they can to push their application over the top, we cannot show favoritism or preferential treatment for one applicant over another.

**I have been renting my house without a permit, and I didn't know this law existed until I received a letter in the mail. What should I do next?**

The first step is to take all advertisements for your rental down. If your property is still being listed and you don't have a permit, you will be considered in violation of Local Law No. 3/4.

The second step, if you would like to continue operating as a Short Term Rental, is to fill out an application. If a permit is available, you will be contacted to schedule an inspection. If there isn't a permit available, you will be placed on the waiting list, and notified when a slot opens up.

The third step is to wait. This is the worst part! Once your application is received, the Code Enforcement Office will do its best to make sure you and your property are added to the appropriate list, and communicate with you as the process moves forward. If, at any time, you would like to check the status of your application, please contact the Code Enforcement Clerk: [strclerk@lexingtonny.com](mailto:strclerk@lexingtonny.com).

**Why did Lexington pass a law regarding STRs in the first place?**

The STR Law was enacted in May of 2021, after about a year of public hearings and debates. An amendment to the law was passed in June of 2023 to adapt to the changing rental landscape.

Short Term Rentals can provide additional income opportunities for owners and draw visitors to the area, however unregulated STRs can become a nuisance to residents, neighbors, and emergency service providers, to name a few. The law was drafted to address health and safety concerns for the burgeoning rental market in Lexington, to address housing stock concerns, and to protect owners as well as renters in the case of an emergency.

Lexington is not alone; many other towns in the Catskills and beyond have passed similar laws, not to prohibit renting entirely, but to ensure that STRs are operated reasonably and safely.

Additionally, as of January, 2023, the State of New York is now considering [a law](#) to regulate short term rentals statewide, and New York City passed [Local Law 18](#) to require registration of all Short Term Rentals there.

The New York State Bar Association published an [explanation](#) of both sides of the Short Term Rental debate and the filings for pertinent lawsuits.

Reference: Links to other STR laws in New York State (incomplete):

[Jewett](#), enacted in 2019, and amended in 2021  
[Shandaken](#), enacted in 2022  
[Catskill](#), enacted in 2022  
[New Paltz](#), enacted in 2021  
[Olive](#), enacted in 2022  
[Hunter](#), enacted in 2023  
[Conesville](#), enacted in 2022  
[Woodstock](#), enacted in 2019  
[Hurley](#), enacted in 2021  
[Red Hook](#), enacted in 2021  
[Lloyd](#), enacted in 2022  
[Highland](#), enacted in 2021  
[Athens](#), enacted in 2017  
[Rhinebeck](#), enacted in 2019  
[Chatham](#), enacted in 2020