

INCORPORATED VILLAGE OF PHILMONT

Building Department
PO Box 822 – 124 Main Street
Philmont, NY 12565
518-672-7032

TENANCY CERTIFICATE OF OCCUPANCY

In accordance with Village of Philmont Local Law #2 of 1997 (Tenancy Certificate of Occupancies for Vacant Dwellings) I hereby request the Building Department verify that the residential living unit identified below may be re-occupied.

Date _____

Fee (20.00 Per Unit) _____

Address of Rental Unit _____ Tax Map Number _____

Apartment Number _____ New Tenant Name _____

Owner _____ Agent _____

Mailing Address _____ Mailing Address _____

Phone # _____ Phone # _____

BUILDNG DEPARTMENT FINDINGS

I have conducted a visual, non-invasive inspection of the above premises and found the following:

Premises may be re-occupied Deficiencies/Hazards Unit CANNOT BE OCCUPIED

Comments: _____

Date: _____ Code Enforcement Official Elyse DeRuzzio / Morgan Klima

1st Re-Inspection

Results: _____

Date: _____ Inspector ED / MK Can be occupied? Yes No

2nd Re-Inspection

Results: _____

Date: _____ Inspector ED / MK Can be occupied? Yes No

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TENANCY LAW INSPECTION ITEMS

Smoke/CO detectors:

- a. A smoke detector is required inside every sleeping room, outside every sleeping area and at least one on every story, including the basement-
 - b. CO detector is required outside every sleeping area.
 - c. CO detector is required on every story that has a fuel-fired appliance, solid fuel burning appliance, fireplace, or motor vehicle related occupancy .
 - e. Test each detector to verify a good battery is present. Safety

items:

Health items:

- a. Check attic, basement, yard (front, side, rear) for garbage, rubbish
 - b. Verify carpets are acceptable (no animal urine, no trip hazard, odor, etc.)
 - c. Check for evidence of roaches, other bugs, rats/mice, and mold.
 - d. Check to see if the water meter has a wired outside reader connected to it. Verify meter is readable/functioning with Village Clerks office.

Junk cars:

- a. Verify there are no junk/unregistered cars anywhere on the property

NOTES:

Any of the above items can be a reason to prohibit occupancy of the apartment being inspected.

Provisions of other applicable laws may be a consideration- Judgment may be used to decide whether to prohibit occupancy at the time of the inspection or to allow occupancy based on the landlord' efforts to correct the item. A re-inspection will be scheduled in either case.