Fiore-Rosenfeld Moves to Stop Illegal Boarding Houses by Amending Rental Registration Requirements

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Farmingville, NY - Councilman Steve Fiore-Rosenfeld initiated Local Law #32 which amends the term of whole house rental registration from two years to fifteen months. The amendment was approved unanimously by Supervisor Romaine and Town Board members.

"This code amendment will allow for the Town of Brookhaven to reevaluate rental permits in a cycle that discourages the creation and continued existence of rentals that do not meet the requirements of the Town code; this is especially helpful in the case of student boarding houses. Overcrowded student boarding houses have been a problem both for the residents living in surrounding homes and for the tenants, as illegal boarding houses often result in unsafe conditions. Although the duration of a rental registration has been shortened, the fees have also been reduced, thus posing no additional hardship on landlords who comply with our town code," stated Councilman Steve Fiore-Rosenfeld.

"By changing the term to 15 months allows the renewals to at some time in the near future for all rental registrations to become renewable during a peak use period of time. For the college Boarding Houses this would be when students are present during September thru June when there is the most activity," stated Bruce Sander, President of Stony Brook Concerned Homeowners. "Landlords will no longer be able to renew their permits during an off season when there are few or no tenants occupying these rental homes."

Councilman Fiore-Rosenfeld has been working with Supervisor Romaine on code amendments to stop illegal boarding houses including clarification of the definition of single family dwellings, defined the term "kitchen" as an area in which food is prepared, an increase in fines for rental code violations, restricting the size of residential driveways to eliminate the possibility of creating a front yard parking lot, and a change in rental permit renewal fees to discourage "never ending permits". This new amendment will work in conjunction with those recently passed to allow the Town of Brookhaven to better preserve the aesthetic integrity of our residential neighborhoods, prevent neighborhood blight, protect residential property values, encourage residential property maintenance and enhance the quality of life in our residential neighborhoods.