

RESPONSIBILITIES OF TENANTS

PLEASE NOTE THE FOLLOWING CITY CODE REQUIREMENTS OF PERSONS RESIDING IN RESIDENTIAL BUILDINGS IN THE CITY OF ONEONTA. THE VIOLATION OF ANY OF THESE REQUIREMENTS MAY RESULT IN SUBSTANTIAL FINES AND/OR IMPRISONMENT.

1. Batteries in smoke detectors within an apartment must be maintained by the persons residing in the apartment.
2. Smoke detectors shall not be removed, damaged, or disabled in any way. Batteries in battery-operated detectors shall not be removed.
3. The Landlord and the Code Enforcement Office shall be contacted if at any time there is no smoke detector in the sleeping area of the residence.
4. Electrical extension cords shall not be used in excess. If extension cords must be used they must not cross any pathways, or be placed under carpets or rugs. They also should not be a tripping hazard.
5. Persons who are not licensed electricians shall not do any electrical work nor shall they tamper with any electrical wiring in any way.
6. Self-closing doors shall not be blocked in the open position and automatic doors shall not be removed.
7. Sprinkler systems shall not be tampered with in any way whatsoever, nor shall sprinkler heads be used to hang anything from.
8. Exit lights and signs shall not be tampered with. If exit lights are out or malfunctioning, the Landlord must be notified.
9. Fire extinguishers are not to be used for any purpose other than that for which they were designed.
10. Electrical light fixtures and other heat generating appliances shall not be covered with fabric or other combustible material.
11. Christmas lights shall not be hung by tacks or nails in such a manner as to create a fire hazard.
12. Candles, if used, shall be used with the utmost of care and attention to basic fire safety principals.
13. It is a serious violation of State and local fire safety laws to use your apartment for large public gatherings or for fraternity or sorority gatherings. Selling alcohol or providing alcohol to underage drinkers at any activity in your apartment could result in prosecution, high monetary fines and even jail time.
14. Hasp type locks shall not be installed on any doors, which must be opened, in order to exit from any room, apartment, or building.
15. Barbecues shall not be used on, in, or within 15 ft of, any residential building.
16. Portable heaters are prohibited.
17. Excessive amounts of loose fabric when used as a wall or ceiling covering is a fire hazard and is not permitted.
18. Doors, walls, and ceilings must be kept in decent condition. Holes shall not be made in plaster or sheetrock walls.

19. Occupants may not store or place any thing in such a way that it might block or prevent the use of a means of exiting from a room, apartment, or building. Items should not be stored by tenants in unfinished areas of buildings (cellar, attics, etc.), which could contribute to combustion in a fire or block access by emergency personnel. (I.e., mattresses, old boxes, lumber, clothes, etc.)
20. Occupants shall not store an excessive amount of combustibles in their residence or in accessory buildings.
21. Unfinished areas of buildings, such as cellars or attic, shall not be used for any activities whatsoever other than for utility purposes.
22. Rugs or carpets shall not be installed in such a way as to obstruct the smooth opening or closing of any doors.
23. Windows shall not be broken, and screens shall not be torn.
24. Tenants should not place loose bags of garbage outside the premises or in a garage area except within the confines of a receptacle designed for such use.
25. Cooking and refrigeration appliances, kitchens, and bathrooms must be kept in a sanitary condition.
26. Food garbage shall not be stored on premises in such a way or for a long period of time so as to become a health hazard.
27. Interior furniture shall not be stored or left outdoors. Interior furniture, which has been left outdoors and has deteriorated, as a result shall be removed by the owners or by the City.
28. Unlicensed, unregistered, or uninspected vehicles, and vehicles which can not be driven due to the condition of the vehicle, shall not be stored on residential property for more than 10 days.
29. Vehicles shall not be parked between the front line(s) of the building extended to the sidelines and the front line of the lot, except in formally designated parking areas.
30. Supermarket shopping carts shall not be stored anywhere on the premises where visible from the public right of way, or where visible from adjacent properties.

Code Sections applicable to requirements itemized above: #1: CCO §158-50 f.2; #2: CCO §158-50; #3: CCO §158-50; #4: CCO §158-37'; #5: CCO §112-10; #6: CCO §158-17c4; #7: CCO §158-41; #8: CCO §158-37c; #9: CCO §158-27a & 158-41E; #10: CCO §158-22; #11: CCO §158-37A1, 158-37A8, & 158-22; #12: CCO §158-22; #13: CCO §158-69A, 158-8, & 158-10, NYSUFPBC 700.1,1231.1, 1245.1a, Dram Shop Law 11-100, & Public Assembly's; #14: CCO §158-51A; #15: CCO §158-23A & NYSUFPBC 1164.15b; #16: CCO §158-34D; #17: CCO §158-22; #18: CCO §158-45B & 158-69B; #19: CCO §158-47B, 15823B, 158-69D, &158-17G; #20: CCO §158-69B; #21: CCO §158-11c, NYSUFPBC 1241.1C,& 1246. 1a; #22: CCO §158-17A1 &2; #23: CCO §158-45B; #24: CCO §248-2; #25: CCO §158-69C; #26: CCO §158-69E & 82-3; #28: CCO §300-46f, 300-46, & 158-45b; #29: CCO §300-43c & 300-46I; #30: CCO §158-48 b& 82-3a

**THE CITY OF ONEONTA
CODE ENFORCEMENT OFFICE**

I HAVE READ EACH OF THE ABOVE REQUIREMENTS.

DATE: _____

PROPERTY ADDRESS: _____

PRINTED NAME: _____

SIGNATURE: _____