



1111 Marcus Avenue, Suite MZ214
Lake Success, New York 11042
Phone: 516.918.4700 • Fax: 516.918.4540
www.nydata.com

Municipal and Tax Reporting Division • Real-Time Access Division • AIS Support

To: All A.I.S. Clients

From: James Scaturro

Re: City of Peekskill Certificate of Occupancies

Date: January 10, 2006

The City of Peekskill has announced the enactment of a new law amending Section 300-48A of the Code of the City of Peekskill, effective 01/01/06.

Under this new law, it will be illegal to sell or transfer any improved real property including a condominium without first obtaining an **updated certificate of occupancy**. This document must be issued no earlier than 30 days prior to closing.

This new procedure **will not** affect the A.I.S. certificate of occupancy search. The City of Peekskill will continue to provide copies of existing c/o's and open permits.

A copy of this law is attached for your review.

Thank you.

Local Law № 4 2005

A LOCAL LAW INTRO № 4 OF 2005
AMENDING SECTION 300-48 A
OF THE CODE OF THE CITY OF PEEKSKILL
ENTITLED "CERTIFICATE OF OCCUPANCY"

BE IT ENACTED by the Common Council of the City of Peekskill, New York, as follows:

Section 1. Section 300-48 A of the Code of the City of Peekskill requiring Certificates of Occupancy is hereby amended to read as follows:

§ 300-48. Certificate of occupancy.

A. The following shall be unlawful until a certificate of occupancy shall have been applied for and issued by the Director:

(1) Occupancy and use of a building hereafter erected, structurally altered or moved, or any change in the use of an existing building.

(2) Occupancy, use or any change in the use of any land.

(3) Occupancy or use after sale or transfer of any improved real property including a condominium. Upon sale or transfer of any such real property an updated certificate of occupancy, issued no earlier than 30 days before closing, shall be required before the premises may be used or occupied. It shall be the obligation of the seller to apply for and obtain the updated certificate of occupancy unless the parties agree otherwise in their contract of sale.

Section 2. This Local Law shall be effective on January 1, 2006 or upon filing in the office of the Secretary of State, whichever occurs later.