



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

LL#3 of the year 20 2025

Local Law Title: UNSAFE BUILDINGS LAW

Be it enacted by the TOWN BOARD of the
(Name of Legislative Body)

County City Town Village
(Select one)

of DEERFIELD as follows on the attached pages:
(Name of Local Government)

For Office Use Only

FILED
STATE RECORDS
NOV 19 2025
DEPARTMENT OF STATE

Department of State Local Law Index Number: # 2 of the year 20 25

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number # 3 of 20²⁵ of the (County)(City)(Town)(Village) of DEERFIELD was duly passed by the TOWN BOARD MEMBERS on NOVEMBER 10TH 20²⁵ in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____ in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____ in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____ and was (approved)(not approved)(repassed after disapproval) by the _____ (Elective Chief Executive Officer*) on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

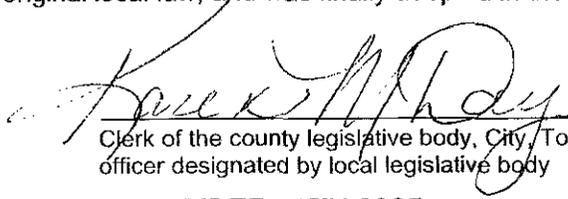
I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

NOVEMBER 10TH 2025

(Date)

(Seal)

LOCAL LAW NO. 3 OF 2025

A LOCAL LAW PROVIDING FOR THE REPAIR OR
REMOVAL OF UNSAFE BUILDINGS AND
COLLAPSED STRUCTURES WITHIN
THE TOWN OF DEERFIELD

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF DEERFIELD

SECTION I: Adoption

The Local Laws of the Town are hereby amended so as to include a new chapter entitled “Unsafe Buildings” with the following provisions:

Section 1. Purpose.

Unsafe buildings pose a threat to life and property in the Town of Deerfield. buildings and structures may become unsafe by reason of damage by fire, the elements, age or general deterioration. Vacant buildings not properly secure at doorways and windows also serve as an attractive nuisance for young children who may be injured therein, as well as a point of congregation by vagrants and transients. A dilapidated building may also serve as a place of rodent infestation, thereby creating a health menace to the community. It is the purpose of this Local Law to provide for the safety, health protection and general welfare of persons and property in the Town by requiring that such unsafe buildings be repaired or demolished and removed.

Section 2. Title.

This Local Law shall be known as “Unsafe Buildings Law of the Town of Deerfield”.

Section 3. Definitions.

(1) “Building” means any building, structure or portion thereof used for a residential, business or industrial purpose.

**NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW
TOWN OF DEERFIELD**

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Town Board for the Town of Deerfield at the Deerfield Town Hall, 6329 Walker Road, Deerfield, New York, at a regular meeting thereof, on the 10th day of November, 2025 at 6:00 p.m., for the purposes of hearing public comment regarding the adoption of a local law entitled "Unsafe Buildings", which will provide for the comprehensive regulation regarding the repair and/or removal of unsafe buildings that pose a threat to life and property within the Town of Deerfield.

PLEASE TAKE NOTICE that a copy of the local law is on file in the office of the Town Clerk for the Town of Deerfield where the same is available for public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that the environmental significance of the proposed local law and the regulations contained therein will be reviewed by the Town Board for the Town of Deerfield incident to, and as part of said public hearing.

PLEASE TAKE FURTHER NOTICE, that all persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

BY ORDER OF THE TOWN BOARD OF THE TOWN OF DEERFIELD

Dated: Deerfield, New York

October 13, 2025

TOWN OF DEERFIELD

**By _____
Karen Day
Town Clerk**

(2) "Building Inspector" means the Building Inspector of the Town of Deerfield or such other person appointed by the Town Board to enforce the provisions of this Local Law.

(3) "Town of Deerfield" means the Town of Deerfield.

Section 4. Investigation and Report.

When the Building Inspector, in his/her own opinion, or upon receipt of information that a building

(1) is or may become dangerous or unsafe to the general public;

(2) is open at the doorways and windows, making it accessible to and an object of attraction to minors under eighteen years of age, as well as to vagrants and other trespassers;

(3) is or may become a place of rodent infestation;

(4) presents any other danger to the health, safety, morals and general welfare of the public; or

(5) is unfit for the purposes for which it may lawfully be used:

he or she shall cause or make an inspection thereof and report in writing to the Town Board of the Town of Deerfield his/her findings and recommendations in regard to its repair or demolition and removal.

Section 5. Town Board Order.

The Town Board shall thereafter consider such report and by resolution determine, if in its opinion the report so warrants, that such building is unsafe and dangerous and order its repair if the same can be safely repaired or its demolition and removal, and further order that a notice be served upon the persons and in the manner provided herein.

Section 6. Notice: Contents

The notice shall contain the following:

(1) a description of the premises;

(2) a statement of the particulars in which the building is unsafe or dangerous;

(3) an order outlining the manner in which the building is to be made safe and secure, or demolished and removed;

(4) a statement that the securing or removal of such building shall commence within thirty (30) days of the service of the notice and shall be completed within sixty (60) days thereafter, unless, for good cause shown, such time shall be extended;

(5) a date, time and place for a hearing before the Town Board in relation to such dangerous or unsafe building, which hearing shall be scheduled not less than five (5) business days from the date of service of the notice; and

(6) a statement that in the event of neglect or refusal to comply with the order to secure or demolish and remove the building, the Town Board is authorized to provide for its demolition and removal, to assess all expenses thereof against the land on which it is located, and/or to institute a special proceeding to collect the costs of demolition, including legal expenses.

Section 7. Service of Notice.

The said notice shall be served

(1) by personal service of a copy thereof upon the owner, executor, administrator, agent, lessee, or any person having a vested or contingent interest in such unsafe building as shown by the records of the Town Receiver of Taxes, or Tax Collector, or official responsible for the collection of Town Taxes, or of the County Clerk; or if no such person can reasonably be found, by mailing such owner by registered mail a copy of such notice directed to his/her last known address as shown by the above records; and

(2) by personal service of a copy of such notice upon any adult person residing in or occupying said premises if such person can be reasonably found; and

(2) by securely affixing a copy of such notice upon the unsafe building.

Section 8. Notice of Filing.

A copy of the notice served as provided herein shall be filed in the office of the County Clerk of the County of Oneida.

Section 9. Refusal to Comply.

In the event of the refusal or neglect of the person so notified to comply with said order of the Town Board and after the hearing, the Town Board shall provide for the demolition and removal of such building or structure either by Town of Deerfield employees or by contract. Except in emergency as provided in section 11 hereof, any contract for demolition and removal of a building shall be awarded through competitive bidding and/or the Town's Procurement Policy in accordance with Article 5-A of the General Municipal Law.

Section 10. Assessment of Expenses.

All expenses incurred by the Town of Deerfield in connection with the proceedings to repair and secure or demolish and remove the unsafe building, including the cost of actually removing such building, and all reasonable and necessary legal expenses incidental thereto, shall, at the option of the Town Board, either:

- a. Be assessed against the land on which such building is located and shall be levied and collected in the same manner as provided for the levy and collection of a special assessment and/or Town taxes as provided by the Town Law, or
- b. Be collected by commencement of a special proceeding against the owner of said unsafe or dangerous building or structure pursuant to General Municipal Law section 78-b.

Section 11. Emergency Cases.

Where it reasonably appears that there is present a clear and imminent danger to life, safety or health of any person or property, unless an unsafe building is immediately repaired and secured or demolished, the Town Board may, by resolution, authorize the building Inspector to immediately cause the repair or demolition of such unsafe building. The expenses of such repair or demolition

shall be a charge against the land on which it is located and shall be assessed, levied and collected as provided in section 10 hereof.

Section 12. Severability.

Each separate provision of this Local Law shall be deemed independent of all other provisions herein, and if any provisions shall be deemed invalid, all other provisions hereof shall remain valid and enforceable.

Section 13. Repealer.

This Local Law shall supersede all prior local laws, ordinances, rules and regulations relative to the repair or removal of unsafe buildings and collapsed structures within the Town of Deerfield and they shall be, upon the effective date of this ordinance, null and void.

SECTION II Effective Date.

This Local Law shall take effect upon its being duly filed in the office of the Secretary of State of the State of New York as provided in section 27 of the Municipal Home Rule Law.