



Office of the Mayor
City of Niagara Falls

For Immediate Release

Mayor Restaino announces new Short-Term Rental Compliance Program for Niagara Falls

(Niagara Falls, New York – June 10, 2022) Mayor Robert Restaino and the City of Niagara Falls announced today the launch of a new compliance program that will streamline the implementation of local rules and regulations for Short-Term Rentals (STR). This program makes enforcement simpler, fairer, and more effective for the entire community.

Under the new program, property owners of Short-Term Rentals, such as those listed on various advertising platforms, will be able to easily apply for a permit, complete required paperwork, and pay taxes and fees. The program will also provide resources for Niagara Falls residents to help ensure the compliance of STR properties in their neighborhoods.

“The new compliance program provides resources that allow us to fairly enforce our community’s short-term rental rules,” said Mayor Robert Restaino. “Our priority is to make the home-sharing economy work for everyone in Niagara Falls, whether they’re a property owner, manager, neighbor, tourist, or a local business owner.”

With the launch of the new program, the City has amended its Codified Zoning Ordinance Chapter 1328.13, titled “Short-Term Rental Units.” This can be found by visiting the City of Niagara Falls webpage at: <https://niagarafallsusa.org/wp-content/uploads/2022/06/Short-Term-Rental-1328.3-Ordinance.pdf>

As part of the new program, STR owners continue to be required to obtain an STR Special Permit in order to operate, and subsequently an STR License within a year of the permit’s issuance. New Special Permits will only be issued for STR units in a designated boundary area (see map here: <https://niagarafallsusa.org/wp-content/uploads/2022/06/STR-Approved-Zone.pdf>). STR units existing outside the designated area that were approved prior to today’s date (6/10/22) will be honored and remain legal.

Requirements for obtaining both the Special Permit as well as the STR License are outlined in both Chapter 1328.13 and at <https://niagarafallsusa.org/wp-content/uploads/2022/06/Permit-and-License-Requirements.pdf>

As outlined in Chapter 1328.13, the one-time fee for Special Permits is now \$250.00 for an STR unit in a single-family residence and \$400.00 for a two-unit rental residence. There is also now an annual fee for

STR Licenses, which is also \$250.00 for a single-family residence STR and \$400.00 for a two-unit rental residence.

After acquiring a STR Special Permit, the owner of a Short-Term Rental unit must acquire an STR License within one year. If a License is not secured within one year, the Special Permit becomes null and void. STR owners who held a Special Permit prior to today's date (6/10/22), must obtain a License by September 7, 2022 or they will not be permitted to operate the STR in the City of Niagara Falls.

Additionally, STR owners are required to collect and remit all applicable local, state, and federal taxes and fees (including City of Niagara Falls Room Occupancy taxes).

For a full explanation of tax responsibilities, visit: <https://niagarafallsusa.org/wp-content/uploads/2022/06/Short-Term-Rental-1328.3-Ordinance.pdf>. Occupancy Tax payments may be made online at: <https://secure.hostcompliance.com/niagara-falls-ny/permit-registration>

The new program also provides a hotline that neighbors can use to report Short-Term Rentals that may not be compliant with local rules, and file complaints about problematic activities and conditions, such as excessive noise, illegal parking, or overflowing trash. To make a complaint about an STR in Niagara Falls, visit secure.hostcompliance.com/niagara-falls-ny/complaints/type or call 716-402-7806, 24 hours a day, 7 days a week.

To apply for an STR License, confirm compliance for a property, or to get answers about STR rules, regulations, and fees, visit: <https://niagarafallsusa.org/government/city-departments/departments-of-code-enforcement/short-term-rentals/> or call (716) 286-4450.

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