

### Seasonal Dwelling Unit Rental

**You can collect more than one month's rent in advance provided:**

1. Property is or will be registered as a seasonal rental.
2. Property will not be rented any more than 120 days in any calendar year.
3. Tenant must have a primary residence, and the primary residence address must be in the lease.
4. Municipality must have adopted a law (see below).
5. File a lease with the municipality.

**Brown  
Harris  
Stevens**

*The information is not intended as legal advice and is provided as a courtesy. It is to be used as a guideline and should be verified by your own counsel.*

Municipality	Must File Lease	Minimum rental term	Process
<a href="#">East Hampton Town</a> <b>Must have Permit # to advertise</b>	Yes	Two weeks. And no more than 2 rentals of 14 days or less, in any 6-month period.	Obtain Rental Registry Certificate. Submit lease to Building Department. <b>Condos are exempt from requiring a rental Registration</b>
<a href="#">East Hampton Village</a>	Yes	One Month. And 2-two week rental per year	Obtain Rental Permit and submit lease to the Village Clerk
<a href="#">Sagaponack Village</a>	Yes	30 days. And 2 two- week rentals per year.	Submit Seasonal Rental Application and Lease to obtain rental permit.
<a href="#">Sag Harbor Village</a>	Yes	30 days. And 2 two- week rentals per year.	Submit a rental application to building department. No money can be collected without the rental permit #. Must submit valid Lease.
<a href="#">North Haven Village</a>	Yes	No more than once in a 2 week period	Obtain Rental Permit. Submit lease to Building Department to obtain Lease Registration Certificate for each lease within the 2 year permit period.
<a href="#">Dering Harbor Village</a>	Yes	No transient occupancy	Need special permit for seasonal rental permit that must be approved by the board submitted with lease. Permit is only valid for that lease term
<a href="#">Southampton Town</a> <b>Must have Permit # to advertise</b>	Yes	14 Days.	Obtain rental permit. Lease can be submitted to the Building Inspector
<a href="#">Southampton Village</a>	Yes	Periods less than 14 consecutive days in not permitted except: 2 One Week rentals in a calendar year	File seasonal dwelling permit with lease with Building Department
<a href="#">Quogue Village</a>	Yes	14 Days	Submit Rental License Application with a copy of the lease to the Village
<a href="#">Westhampton Beach Village</a>	Yes	None	Submit Seasonal Rental Application with copy of lease to Village
<a href="#">West Hampton Dunes</a>	Yes	14 days, but not more than 5 times/season. (Season is May 1 <sup>st</sup> to Nov. 1 <sup>st</sup> ).	Submit Rental application and lease to Village for EACH rental lease (no more than 5 per season)
<a href="#">Riverhead Town</a>	Yes	30 Days	Obtain a rental permit. Submit rental permit and copy of lease to the Rental Housing Division at Town Hall
<a href="#">Southold Town</a>	Yes	14 Days	Obtain Rental Permit. Fill out Rental Registration Application and submit to Town of Southold with a copy of the rental permit and a copy of the lease.

*All Towns linked – find Rental Permit or Seasonal Rental Permit form on link*

**Towns that do NOT accept Leases and Landlords must abide by HSTPA Law.**

<a href="#">Greenport Village</a>	No	14 Days	Need to obtain a rental permit
<a href="#">Shelter Island Town</a>	No	14 Days	Must obtain a vacation rental application

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