

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.



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
East Hampton Town Must have Permit # to advertise	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. Condos are exempt from requiring a rental Registration
East Hampton Village	Yes	One Month. And 2-two week rental per year	Obtain Rental Permit and submit lease to the Village Clerk
Sagaponack Village	Yes	30 days. And 2 two- week rentals per year.	Submit Seasonal Rental Application and Lease to obtain rental permit.
Sag Harbor Village	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.
North Haven Village	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.
Dering Harbor Village	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
Southampton Town Must have Permit # to advertise	Yes	14 Days.	Obtain rental permit. Lease can be submitted to the Building Inspector
Southampton Village	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
Quogue Village	Yes	14 Days	Submit Rental License Application with a copy of the lease to the Village
Westhampton Beach Village	Yes	None	Submit Seasonal Rental Application with copy of lease to Village
West Hampton Dunes	Yes	14 days, but not more than 5 times/season. (Season is May 1 st to Nov. 1 st).	Submit Rental application and lease to Village for EACH rental lease (no more than 5 per season)
Riverhead Town	Yes	30 Days	Obtain a rental permit. Submit rental permit and copy of lease to the Rental Housing Division at Town Hall
Southold Town	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.

Greenport Village	No	14 Days	Need to obtain a rental permit
Shelter Island Town	No	14 Days	Must obtain a vacation rental application

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