Village of Cuba, New York

Proposed Local Law No. ___ of 2026

I. Title

A Local Law to amend Article IV of Chapter 195 of the Cuba Village Code to require lockout mechanisms accessible to the Village for water meters in multi-family residential properties.

II. Enacting Clause

Be it enacted by the Board of Trustees of the Village of Cuba as follows:

III. Purpose.

The purpose of this Local Law is to ensure proper management of municipal water services within multi-family residential properties by requiring the installation of accessible water line lockout mechanisms. These requirements are intended to protect municipal utility operations, promote payment compliance, and prevent the theft of services.

IV. Body

Chapter 195 of the Code of the Village of Cuba is amended to amended to revised §§ 195-16 and 195-40 (new language is underline and removed language is struck through below)

§ 195-16 Meters in buildings having unrelated occupancy and-Multi-Family Residential Property Water Meter Requirements.

A. Definitions. For the purposes of Chapter 195 of the Code of the Village of Cuba, the following terms shall have the meanings indicated:

(1) "Dwelling Unit": A building or portion thereof providing housekeeping facilities, including cooking and sanitary facilities, designed and used for occupancy by a single family for living and sleeping purposes as further defined in Chapter 200 of the Code of the Village of Cuba.

(2) "Lockout Mechanism": A physical shutoff device or lockable apparatus installed prior to a municipal water meter, allowing Village of Cuba employees to secure water service to an individual dwelling unit.

(3) "Multi-Family Residential Property": Any two-family dwelling, multi-family dwelling, or mobile home park as such terms are defined in Chapter 200 of the Code of the Village of Cuba.

(4) "Owner": Any individual, partnership, corporation, or other entity holding title to a multi-family residential property.

B. Lockout Installation Requirement for Multi-Family Residential Properties.

(1) All owners of multi-family residential properties shall install a lockout mechanism upstream of each municipal water meter serving an individual dwelling unit in a multi-family residential property.

(2) The lockout mechanism must be accessible from the exterior of the dwelling unit so that authorized Village of Cuba Department of Public Works personnel may secure or restore service without entering the dwelling unit.

(3) Lockout mechanisms must be installed in a manner compliant with all applicable building, plumbing, and utility codes.

C. Owner Responsibilities for Multi-Family Residential Properties.

(1) Owners are responsible for ensuring tenant compliance with payment obligations and the requirements of this section.

D. Owners of multi-family residential properties shall have ninety (90) days from [the effective date of this local law] to achieve full compliance. Owners may request a written compliance schedule from the Village of Cuba Superintendent of Public Works if installation cannot reasonably be completed within the prescribed timeframe.

E. Variance from the requirements of this Section may be obtained by way of the granting of an area variance from the Zoning Board of Appeals pursuant to the requirements of Article Section 200-19 of the Code of the Village of Cuba.

F. For buildings that are not multi-family residential properties and each building or parts thereof having unrelated occupancy or separate or distinct use shall~~, at the option of the owner,~~ have a separate meter.~~, but s~~Said meter shall be secured from the Village and paid for by the owner, together with the cost of installation thereof. Said meter shall be installed under the direction and to the satisfaction of the Village.

§ 195-40 Enforcement; penalties for offenses.

A. The Village of Cuba Superintendent of Public Works, the Village of Cuba Code Enforcement Officer, or any other person who may hereafter be designated by resolution of the Village Board of Trustees, is hereby authorized in the name and on behalf of the Village of Cuba to enforce compliance with this Part 1.

B. Any person committing an offense against any provision of this Part 1 shall, upon conviction, be guilty of a violation pursuant to the Penal Law of the State of New York, punishable by a fine not exceeding $250 or by imprisonment for a term not exceeding 15 days, or by both such fine and imprisonment. The continuation of an

offense shall constitute, for each day the offense is continued, a separate and distinct violation.

C. The Village Attorney may maintain an action or proceeding in the name of the Village in a court of competent jurisdiction to compel compliance with this Part 1 or restrain by injunction any violation of this Part 1, notwithstanding the provisions of Subsection A hereof for a penalty or other punishment.

D. Where any violation of this Part 1 causes expense to the Village, such violation may also be punishable by a civil suit against the violator, brought by the Village Attorney of Cuba Village in the name of the Village in a court of competent jurisdiction, to recover such additional cost.

V. Severability.

If any section or provision of this Local Law is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

VI. Effective Date.

This Local Law shall take effect immediately upon filing with the New York Secretary of State.