

**Important Information Renters Should Know  
From the Town of Hempstead Department of Buildings**

- Third story attics and below grade cellars are not considered habitable space. Egress cannot be more than 12 feet above ground.
- If renting an entire apartment within a dwelling, check the Certificate of Occupancy to see if the apartment is legal. Only one apartment is legal if it is within a Sr. Citizen residence with an accessory apartment permit.
- Check to see that smoke and carbon monoxide detectors are installed as per Code.
- Co-habitation is permitted but entry locks are not permitted on bedroom doors and you must live as a family unit consistent with the Town of Hempstead and NYS Code definition below:

***FAMILY*** -- A family consists of one or more persons, whether or not related to each other by blood, marriage or adoption, all of whom live and cohabit together as a single, stable and bona fide housekeeping unit, provided that such persons together occupy and own, lease or rent the whole of the building or dwelling unit (and, if such exists, a separate accessory building or dwelling unit) in a family-like living arrangement as the functional and factual equivalent of a natural family and use all rooms and housekeeping facilities in common. Any such number of persons shall not be deemed to constitute a family if any one of such persons may not have lawful access to all parts of the principal building or separate building or dwelling unit or if any one or more of such persons lease or rent any portion of such principal building and/or separate accessory building or dwelling unit from any other person. *Effective 6-28-1974; 3-29-2003*