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- You must notify (preferably in writing) the landlord immediately if there are problems with or damage to the apartment itself, appliances the landlord has provided, common areas in the building or any pest infestations.
You must allow the landlord access to the apartment as needed to make inspections, repairs or show the apartment to prospective tenants. Reasonable notice is usually 24 hours, but in an emergency (i.e., a broken water pipe or collapsed ceiling) the landlord may enter the apartment without advance notice.

Depending on your rental agreement, you may be required to keep common areas of the building, lawns and sidewalks clean and safe. Albany law requires that lawns must be cut when grass height exceeds 10 inches and snow must be shoveled within 24 hours after the snow stops falling. If you don’t know whose responsibility it is to mow grass or shovel snow, talk to your landlord. In general, if no reference to this is made in the agreement, it is the landlord’s responsibility.

Albany law requires that barbecue grills be operated no less than 25 feet from any structure and NEVER on a porch or roof.

Make sure that you know what night your trash is supposed to be put out the curb (no earlier than 7 PM) and what types of materials must be put into the city provided recycling containers. If it is the tenants’ responsibility to bring the trash to the curb and return the empty barrels to the rear of the property and they fail to do so, a fine may be levied against the tenant by the landlord. Other violations may result in fines to the landlord, which will come back to the tenant/s. If you have questions, call the Albany information number, 434-CITY.

Most streets in the city have alternate parking rules. Read signs and watch out for designated Handicapped Parking spaces. Violations will earn you a ticket and/or a tow.

Clean your apartment when vacating (and even perhaps take pictures before the new tenant/s move in for possible use later).

Explore the possibility of purchasing renter’s insurance by calling a local insurance agent. (or check with your parents/family about getting a “rider” on their homeowner’s policy). The landlord’s insurance does not typically cover the tenants’ belongings.

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Landlords are responsible to maintain common areas unless otherwise specified in the lease such as a reduction in the rent in exchange for the tenant sweeping, shoveling, mowing, etc.

Landlords of buildings with three or more apartments must keep the apartments and the buildings’ public area in “good repair” and clean and free of vermin, garbage or other offensive material. Landlords are required to maintain electrical, plumbing, sanitary, heating and ventilating systems and appliances landlords install, such as refrigerators and stoves, in good and safe working order. Tenants should bring complaints to the attention of the landlord. If repairs are not done they should contact their local housing officials.

United States Postal regulations require landlords of buildings containing more than four apartments to provide secure mailboxes for each apartment unless the management has arranged to distribute the mail to each apartment. Landlords must keep the mail boxes and locks in good repair unless provided by the United States Postal Service.

Each apartment must be equipped by the landlord with smoke detector(s) inside each sleeping area, as well as outside within ten feet of any sleeping area. Carbon monoxide detectors are required in the City of Albany whenever there is any fossil fuel burning appliance in the apartment or heating system in the building using ventilation shafts or ductwork. On February 22, 2010 “Amanda’s Law” went into effect in New York State and requires essentially all residences, both new and existing, to have carbon monoxide detectors installed. These detectors
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