

This is a guide to help students living off campus foster good relationships with the permanent residents of their neighborhoods. Differences in age, lifestyles, and schedules can sometimes make it difficult to establish a good rapport. To be good neighbors, students need to understand and respect the pride their neighbors have in their homes, property, and community.

One of the biggest concerns of the permanent residents in neighborhoods surrounding the University are the increased concentrations of student residents and their fondness of having large gatherings to socialize with their friends.

The issues

There are more complaints about the increase of students in the surrounding neighborhoods.

- Concentration of students in certain areas
- More students opting to live off campus for several reasons (including the desire to avoid University rules and responsibilities)

There is sometimes a disconnect between neighbors and students

- Age differences
- Lifestyle differences
- Students tend to be short-term residents and don't always show concern for long-term residents and the neighborhood. This lack of concern has neighbors feeling disrespected even when it may be unintentional.

Too many behaviors that really show disrespect for residents who take pride in their houses and community

- Urinating on someone's lawn or anywhere in public
- Crossing lawns to get from one house to another
- Vomiting on someone's lawn or on the sidewalks
- Displaying public lewdness
- Littering everywhere
- Engaging in noisy conversations, particularly late at night

For more information about Off Campus Living, visit
www.rochester.edu/reslife/non/index.html
Phone: (585) 275-1081
Email: offcampus@reslife.rochester.edu



PARTY SMART! AN OFF CAMPUS RESOURCE GUIDE

Throwing a Successful “Neighbor Friendly Party”

Notify your neighbors of your party plans and give them a phone number to reach you in case they have problems with your party. However, just because you have informed your neighbors that you are having a party, this does not mean that they have to put up with loud noise or disturbances.

- Keep the party to a reasonable size (100 people or more in a single-family house is NOT reasonable).
- Know your guests and only allow people you know and trust in your house.
- Avoid parties during the week (Thursday and Sunday are week nights!). They can be bothersome to neighbors with small children or who have to get up early.
- Know local ordinances like the Noise Ordinance, which states that noise should not be audible beyond your property line between 10 p.m. and 8 a.m. (when the great majority of parties are just getting started—we know!). Be aware that there are fines associated with violations that can even lead to your eviction.
- Keep the party indoors with the windows and doors closed. Remember that voices and music travel.
- Don’t serve underage guests. Their mistakes can become your problem and you are ultimately responsible (legally, financially, etc.) for your guests and their behavior.
- Make sure you provide nonalcoholic drinks and snacks so those who can’t or don’t want to drink can enjoy themselves.
- Discourage drinking games, as they can get loud and dangerous.
- Don’t let your guests leave with a drink in hand. Open containers of alcohol on public property (sidewalks and streets) are illegal.
- Ensure that your guests do not drink and drive! Have designated drivers in place as well as friends that are willing to watch out as guests board shuttles or walk to campus. You can be found responsible if something bad happens.
- Be respectful and cooperate if the police investigate—they won’t ask twice!



More Things to Know before You Agree to Be the “Party House”

- Landlords are notified by the city or police in cases of loud parties and other neighborhood disturbances.
- Both you and your landlord can be charged and fined for rowdy parties, illegal drugs, assault, vandalism, furnishing alcohol to minors, etc. Landlords accumulate points against their property when such things occur which can lead to closing the house.
- You could be evicted if a landlord accumulates enough points to not be allowed to rent the property.
- You can be liable for alcohol-related injuries as a result of your party (car accidents, falls in your home, etc.).



Consequences for Common College Student Violations

It is common knowledge that parties and gatherings can get out of hand no matter where you live. We want to emphasize that the host of the party is ultimately responsible for the conduct and behavior of those at or leaving the party. This is something to consider when deciding if you want to be the “party house.” It is smart to be aware of the potential legal implications of misconduct. Remember, when you live off campus, you will be visited by the Rochester Police Department (RPD)—not University Public Safety!

- Public urination usually fits into “exposure of a person.” Besides being disgusting and disrespectful, this is a violation that can be punishable several ways—the most serious being up to 15 days in jail usually for multiple offenses.
 - Public intoxication is usually covered under “disorderly conduct.” In some instances, the person is arrested under the Mental Hygiene Law, if needed, so that a hospital can evaluate him or her.
 - Disorderly conduct is a violation punishable similarly to public urination.
 - Driving While Intoxicated (DWI) is a misdemeanor in New York for the first offense. The second offense is a felony. Both can be punishable by jail or prison time, loss of license, probation, and/or fines. If injuries are involved, the punishment becomes more severe.
 - Serving alcohol to someone over age 16 but under age 21 (yes, this is still the legal drinking age in New York) is a misdemeanor and the person who served it will be charged. A misdemeanor carries a maximum sentence of one year in jail.
 - Possession of marijuana starts out as a violation depending on how much. Remember, violations can be punishable in several ways—the most serious being up to 15 days in jail.
- Penalties for a violation of the Noise Ordinance start with a \$200 fine and double for each instance thereafter.

Ultimately, Partying Smart Is Always a Good Idea to Keep Out of Trouble with Your University, Your Neighbors, and the Law.