

Building Use and Rental, UUSO Policy

Reviewed August 31, 2021

Thank you for your interest in using space at the Unitarian Universalist Society of Oneonta (UUSO). The Board of Trustees is happy to offer our space for rent to UUSO members, friends, and the community. Rental fees are used to defray building costs. All users and renters are required to abide by this building policy.

1. Spaces available for rent at Chapin Memorial (CM), 12 Ford Avenue, include the sanctuary, the kitchen, the loft, and the basement. Renters may visit the memorial garden behind the sanctuary for quiet reflection, but no activities or events are to be scheduled for that space. Occupancy at CM is limited to 120 in the sanctuary, 30 in the loft, and 15 in the choir loft. Basement occupancy at CM is dependent upon the rooms chosen.
2. CM is primarily designated for use by the UU Society for society functions. If a building use conflict arises, the Office Administrator and the Minister are authorized by the Board to settle the conflict using the following priorities:
 - a. Worship Services and Rites
 - b. Religious Education
 - c. UUSO business and events
 - d. Long-term renters or Previously Scheduled Events
 - e. Member Use
 - f. Non-Member, Contributing-Friend use
 - g. Non-UUSO, Unitarian Universalist use
 - h. Use by organizations in sympathy with UU principles
 - i. All other use
3. Renters may be issued a key to the appropriate building / space with a \$50 deposit. This deposit will be returned when keys are returned to the Office Administrator.
4. Payment must be received and keys returned within one week of the event.
5. If your group has liability insurance, please give a copy of your policy to the church office.
6. While UUSO is happy to offer rental of our space to groups, we reserve the right to deny rental to groups at any time. Groups that operate in direct opposition to the principles and values of this Society may be denied.

Regulations for Use of UUSO Facilities

1. Smoking is not permitted anywhere on UUSO property.
2. Helium balloons are prohibited.
3. Nothing may be affixed to the walls (painted areas and wood) of the sanctuary or loft. (No tape, glue, tacky putty, nails, tacks, etc.) The only exception is sticky notes (of any size).
4. The piano in the sanctuary may not be used unless specific permission is given by a Staff member.
5. We request that you follow the Green Guidelines posted in the kitchen.
6. Styrofoam products are not to be used.
7. CM has a wireless network with access to the internet. Access to this service is free but requires a password. If needed, please request the current password from the Office Administrator. Please use this service responsibly and legally.
8. All trash must be properly disposed of – including the separation of recyclables. There are marked containers in the kitchen for this purpose.
9. Items may be hung on the **outside** of the bulletin board in CM sanctuary during your event.
10. At the Office Administrator's discretion, renter may be required to contract with Custodian for cleaning, set-up, and tear-down as part of rental agreement. The Custodian's current hourly fee will be added to the standard rental fee.
11. When leaving the building, please turn off all lights, close all windows, and lock all doors.
12. Thermostats in both buildings are automatic and should not need to be adjusted. If you do need to adjust the thermostat, please return it to its prior setting when leaving the building.
13. No one may post anything on the outside or inside doors of CM.
14. There will be no storage on the premises unless permission is given by a Staff member.
15. No guns are allowed on UUSO premises.
16. Do not use Religious Education classroom or nursery art supplies, worship materials, or snacks. Be sure to leave the classroom or nursery as you found it.
17. For CM kitchen:
 - a. Kitchen use is limited to staff, church events or building renters.
 - b. Leave no open food in the kitchen.
 - c. Our kitchen is not approved for food preparation for public consumption.
 - d. Food will not be stored longer than 24 hours in advance of event, except for those items used for weekly services, or RE events (e.g. sugar, tea, coffee).

Special Loft Regulations

While 10 Ford Avenue is undergoing renovations, the loft is unavailable for meetings and events. When the renovations at 10 Ford are complete, the following regulations apply:

1. There will be no food in the loft unless the loft is being used by adults for UUSO related scheduled events. Beverages are allowed in the loft.
2. The loft is not available for meetings during church services.
3. There will be no regularly scheduled Sunday school classes in the loft, although Youth may reserve the loft for a special occasion or worship service.

Building Rental Rates ¹

All use for 4-hour blocks

Location	UUSO Member Rate ²	Non-Member Rate
Memorial Service ³ (Sanctuary and kitchen)	No charge	\$250
Wedding Service ³ (Sanctuary and Kitchen)	No charge	\$350
Wedding rehearsal (if needed)	No charge	\$50
Sanctuary Use (not for Rite of Passage)	\$50	\$150
Basement rooms (per room)	\$15	\$50
Kitchen use	No charge ⁴	\$25

¹ There is never a rental fee for space used for UUSO sponsored activities or business.

² Reduced or no charge building usage and Rites of Passage are benefits of UUSO membership

³ These fees are for building use only. There may be a separate honorarium for the Minister.

⁴ Members renting space at CM may use the kitchen for free.

Building Rental Rates Regulations

1. There is a reduced rate for on-going, longer-term rentals. A monthly rental (at least 8 / year) receives a 25% discount; a weekly rental (at least 30 / year) receives a 50% discount.

2. Any special discount or waiving of rental fees must be approved by the Board. If the rental fee is waived, a donation to the church to offset the cost of opening the building would be appreciated.
3. For Rites of Passage (weddings, memorial services, etc.), a down payment of \$100 is required one month prior to the event. This down payment will be subtracted from the final rental cost.
4. Deposit refunds for Rites of Passage are as follows:
 - a. Up to two weeks before the event: \$100 (full refund)
 - b. Up to three days before the event: \$50 (50% refund)
 - c. Three or fewer days before the event: No refund

Additional Services

1. Musicians may be available for Rites of Passage upon request. Cost will be negotiated.
2. AV assistance may be available for events upon request for an additional \$50 fee.

Violation of the Terms

In the event that UUSO determines that any violation of the terms of this agreement or any applicable laws, ordinances or regulations is likely to occur in your use of our premises for your function, we reserve the right to cancel your function at any time. Any such determination shall be pursuant to our sole discretion and shall be binding and final. We shall not be liable to either you or others you secure for your event for any such cancellation.

Confirmation & Signature

I have read and understand the Rental Guidelines as stated above. As the person taking responsibility for the Unitarian Universalist Society of Oneonta facilities on the dates indicated on the Rental Interest Form, I agree to abide by the conditions put forth. Please return signed copy of contract with your deposit(s).

Name (please print): _____

Signature: _____ Date: _____

Replaces "Building Use and Rental, UUSO Policy" of June, 2021
 Replaces "Building Use and Rental, UUSO Policy" of November, 2017
 Replaces "Building Use and Rental, UUSO Policy" of October, 2016
 Replaces "Building Use and Rental, UUSO Policy" of July 27, 2016
 Replaces "Unitarian Universalist Society of Oneonta Building Rental Policy of August 17, 2011 "Building Rental Policy" of August 1, 2011
 Replaces "Upstairs Front Room of Olympia Brown House" policy of September 15, 2010
 Replaces "Loft Use Policy" of June 20, 2007 and Amendment of February 16, 2011
 Replaces "Building Use Policy for 12 & 16 Ford Avenue, Oneonta, NY 13820" of December 18, 2002