

RECORD OF ORDINANCES

Ordinance No. 3725

Passed: May 10, 2022

AN ORDINANCE IMPOSING AN EXTENSION OF SIX MONTHS TO ORDINANCE 3703 ON THE ISSUANCE AND PROCESSING OF PERMITS, OR CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, BEING USED AS A SHORT-TERM RENTAL OPERATION INCLUDING BUT NOT LIMITED TO INDIVIDUALS AND PLATFORMS SUCH AS AIRBNB, HOMEAWAY, AND VRBO, TO ALLOW CITY COUNCIL TIME TO STUDY AND REVIEW THE LONG-TERM IMPACT ON THE MUNICIPALITY AS WELL AS THE IMPLICATIONS OF HOUSE BILL 563 AND DECLARING AN EMERGENCY.

WHEREAS, City Council passed Ordinance No 3703 on August 10, 2021, which imposed a nine-month moratorium on issuing permits or certificates of occupancy for any building being used as a short-term rental; and

WHEREAS, as staff is researching the impact of short-term rental properties House Bill 563 was introduced; and

WHEREAS, House Bill 563 proposes to limit municipalities ability to regulate short-term rental properties; and

WHEREAS, House Bill 563 prohibits municipalities from banning short-term rental properties; and

WHEREAS, a six-month extension to the nine-month moratorium on granting permits for short-term rental businesses in the city will allow Council and staff adequate time to continue to study the benefit versus the potential negative impact of permitting short-term rental properties and what impact, if passed, House Bill 563 will have while ensuring the public health, safety, and welfare.

NOW, THEREFORE, THE MUNICIPALITY OF WEST CARROLLTON, OHIO HEREBY ORDAINS:

SECTION 1: That the City Council hereby imposes a six-month extension to Ordinance No 3703, a nine-month moratorium on granting building permits or certificates of occupancy for any building or the issuance and processing of permits for short term rentals for individual property owners or any platform such as Airbnb, HomeAway and VRBO. The purpose of the extension of the moratorium is to allow Council and staff time to examine the consequences of House Bill 563 as well as the possible competing interests of citizens right to quiet enjoyment of their property versus the right of the economic benefit to property owners in the city in order to ensure the public health, safety, and welfare.

SECTION 2: That City Council hereby directs that no building permits, certificates of occupancy or any other permits shall be granted to anyone for the ultimate purpose of short-term rentals.

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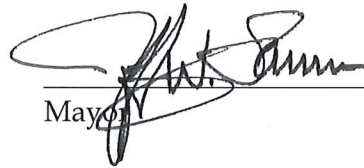
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SECTION 3: That it is hereby found and determined that all formal actions of Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and or any committees that resulted in formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

SECTION 4: That this ordinance is hereby declared an emergency measure necessary to evaluate the impact House Bill 563 will have on the municipalities ability to regulate short-term rental properties and to provide for the public health safety and welfare of the citizens of the City of West Carrollton, and therefore, shall take effect immediately upon passage.

Passed: May 10, 2022


Mayor

Attest: 
Clerk of Council

Effective Date: May 10, 2022

CERTIFICATE

The undersigned, Clerk of Council of the City of West Carrollton, Ohio hereby certifies the Ordinance to be true and a correct copy of Ordinance 3703, adopted on the ____ day of _____, 2021.

Clerk of Council

Date: _____