

RECORD OF ORDINANCES

Ordinance No. 3827

Passed: March 24, 2026

AN ORDINANCE IMPOSING A SIX-MONTH MORATORIUM, FROM THE EFFECTIVE DATE OF THIS ORDINANCE, ON THE ISSUANCE OF PERMITS OR CERTIFICATES OF OCCUPANCY FOR THE USE OF ALL OR PART OF A BUILDING OR PROPERTY AS A SHORT-TERM RENTAL OPERATION, TO ALLOW FOR THE PREPARATION OF RECOMMENDED SHORT-TERM RENTAL REGULATIONS FOR CONSIDERATION, AND DECLARING AN EMERGENCY.

WHEREAS, Short-term rentals are a growing and unique business model providing renters a new alternative to traditional lodging; and

WHEREAS, Short-term rentals provide an economic benefit to property owners, but this commercial use has the potential to negatively impact neighborhoods and citizens' right to quiet enjoyment of their residential property; and

WHEREAS, on August 10, 2021, City Council passed Ordinance 3703 enacting a nine-month moratorium 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 and staff time to study and review the long-term impact on the municipality and to evaluate potential state pre-emption of local Short-term rental regulation; and

WHEREAS, in 2022 Ohio House Bill 563 was introduced, which would have pre-empted local regulation of Short-term rentals; and

WHEREAS, on May 10, 2022, City Council passed Ordinance 3725 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 and staff time to study and review the long-term impact on the municipality as well as the implications of House Bill 563; and

WHEREAS, on December 13, 2022, City Council passed Ordinance 3742 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 and staff time to study and review the long-term impact on the municipality as well as the implications of House Bill 563; and

WHEREAS, House Bill 563 received significant opposition testimony from individual local governments, the Ohio Mayors' Alliance, Ohio Township Association, and Ohio Municipal League, and ultimately was not moved out of the State and Local Government Committee; and

WHEREAS, on March 12, 2024 staff presented to City Council in work session the preliminary findings of research on the potential benefits and drawbacks of permitting Short-term rentals in West Carrollton; and

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WHEREAS, in 2025 Ohio House Bill 109 was introduced, which is in part a re-introduction of HB 563 that would permit local governments to include Short-term rentals under their lodging tax authority, but also would pre-empt local regulation of Short-term rentals; and

WHEREAS, after monitoring House Bill 109, at this time it does not appear that the bill will advance, and therefore it is now incumbent on municipalities to determine if/how Short-term rentals will be regulated at the local level; and

WHEREAS, on March 10, 2026 staff presented to City Council in work session an update of research on issues surrounding Short-term rentals, including a review of best practices and a discussion of various issues to be considered in regulating Short-term rentals, which was intended to help City Council make an informed decision on whether to permit Short-term rentals in the city and if so how best to regulate them; and

WHEREAS, after considering information presented by staff at work session, City Council desires staff to move forward with preparing recommended Short-term rental regulations for consideration; and

WHEREAS, this moratorium extension is intended to allow staff time to develop code language to amend the City's Codified Ordinances, to review the proposed language with City Council, and to move the final regulations through the formal approval process starting with consideration by the Planning Commission and followed by consideration by City Council; and

WHEREAS, City Council has determined it to be in the best interest for the health, safety and welfare for the citizens of West Carrollton to re-establish this Short-term rental moratorium.

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

Section 1. That the City Council hereby re-establishes a six-month moratorium on the issuance of permits or certificates of occupancy for the use of all or part of a building or property as a short-term rental operation, including but not limited to individuals and platforms such as Airbnb, Homeaway, and VRBO, in order to allow to allow City Council and staff time to develop short-term rental code language to amend the City's Codified Ordinances, to review the proposed language with City Council, and to move the final regulations through the formal approval process starting with consideration by the Planning Commission and followed by consideration by City Council.

Section 2. That during this moratorium City staff shall not issue or process any building or zoning permits, certificates of occupancy or any other permits to anyone for the ultimate purpose of short-term rentals, and no short-term rentals shall locate or operate in the City of West Carrollton.

Section 3. City Council hereby directs City staff to move forward with preparing recommended Short-term rental regulations for consideration.

RECORD OF ORDINANCES

Ordinance No. 3827

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Section 4. 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 of Section 121.22 of the Ohio Revised Code.

Section 5. That this ordinance is hereby declared an emergency measure necessary to allow City Council and staff time to develop code language to amend the City's Codified Ordinances, to review the proposed language with City Council, and to move the final regulations through the formal approval process starting with consideration by the Planning Commission and followed by consideration by City Council, and as such shall take effect immediately upon passage.

Passed: March 24, 2026



Mayor

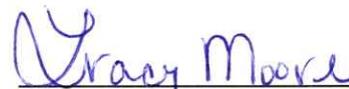
Attest: Gracy Moore

Clerk of Council

Effective Date: March 24, 2026

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 3827, adopted on the 24 day of March, 2026.



Clerk of Council

Date: March 25, 2026