

ORDINANCE 2022-36
VILLAGE OF BUCKEYE LAKE
THIRD READING

AN ORDINANCE ESTABLISHING BUSINESS REGULATIONS FOR SHORT-TERM RENTAL UNITS AND BED AND BREAKFASTS WITHIN THE VILLAGE.

WHEREAS, the unregulated use of residential units as short-term rental units or bed and breakfasts can have a negative effect on the Village; and

WHEREAS, Council has discussed this matter in committee and council and has determined it to be in the best interest of the Village, the residents of the Village, and visitors to the Village, that short-term rental units and bed and breakfasts be regulated to minimize any negative effect and to protect persons and property within the Village;

NOW THEREFORE, BE IT NOW ORDAINED BY THE COUNCIL OF THE VILLAGE OF BUCKEYE LAKE, OHIO:

Section I. Any person or entity owning or operating a short-term rental or bed and breakfast, shall comply with the following provisions:

A. Permit Required

- a. Short-term rental or bed and breakfast shall be defined as any dwelling, building, or unit thereof, offered for rent, to one or more persons, for a continuous period of less than 30 days.
- b. All persons or entities owning or operating a short-term rental or bed and breakfast shall apply annually for a permit. A permit shall be required for each unit (e.g., a duplex requires two permits). Annual permits are from January 1 through December 31. Permits are non-transferable.
- c. The fee for said permit shall be included on the Village Fee Schedule.
- d. Inspection and issuance of permit may take up to 60 days.
- e. Upon issuance of the permit, the permit sticker with contact information and permit number shall be posted on the main ingress/egress of the short-term rental or bed and breakfast.

B. Insurance Required

- a. All persons or entities owning or operating a short-term rental or bed and breakfast shall maintain a liability insurance policy of at least One Million Dollars (\$1,000,000.00) for each property on which a short-term rental or bed and breakfast operates.

C. Safety Inspection Required

- a. Each property on which one or more units are available as a short-term rental or bed and breakfast shall be inspected by a Village Code Enforcement or Fire Department official prior to the issuance of a permit. All persons or entities owning or operating a short-term rental or bed and breakfast shall provide certification that the unit and property meets current electrical standards. The property shall maintain working fire and CO2 alarms, fire extinguishers, and emergency egress maps. The Fire Chief, or his/her designee, shall inspect the property for compliance with fire safety standards. At the time of inspection, the total occupancy shall be determined by the Fire Chief.

D. Parking

- a. All persons or entities owning or operating a short-term rental or bed and breakfast shall provide off-street parking.

E. Miscellaneous

- a. Any homeowner's association rules and regulations shall be posted in each short-term rental or bed and breakfast unit.
- b. Small cooking campfires shall be enclosed in a fire-pit and shall not be left unattended.
- c. Any hot tubs or pools shall be clean and maintained and comply with any health, safety, or permitting laws and ordinances.
- d. No short-term rental or bed and breakfast shall permit guests to have more than two (2) dogs and dogs must be leashed or confined by a fence on the property, at all times. Certified service dogs are exempt.
- e. All persons or entities owning or operating a short-term rental or bed and breakfast shall pay any bed tax required by law.
- f. All persons or entities owning or operating a short-term rental or bed and breakfast shall reference this Ordinance in any advertisement.
- g. After passage of this Ordinance, any short-term rental or bed and breakfast in operation on the day of passage shall have sixty (60) days to comply with this Ordinance.

F. Penalty

Any violation of this Ordinance is a third (3rd) degree misdemeanor.

G. Forms

- a. See attached Exhibits A and B for short-term rental application and permit example, short-term rental procedure information sheet, and Fire inspection list.

PASSED THIS 24th DAY OF October, 2022.

ATTEST: Samantha Torres

Samantha Torres, Clerk of Council

Linda Goodman

Linda Goodman, Council President

Jeryne Peterson
Jeryne Peterson, Mayor