

ORDINANCE 2023-60xx
VILLAGE OF BUCKEYE LAKE
SECOND-SECOND READING

AN ORDINANCE AMENDING ORDINANCE 2022-56 REGARDING SHORT-TERM RENTAL ORDINANCE AND BED AND BREAKFAST REGULATIONS AND ~~DECLARING AN EMERGENCY.~~

WHEREAS, the Village adopted new and updated regulations for short-term rental units and bed and breakfasts in Ordinance 2022-36, and subsequently amended certain regulations in Ordinance 2022-56; and

WHEREAS, the Village desires to further amend and clarify certain regulations;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Buckeye Lake, at least two-thirds (2/3) of its members concurring to dispense with the requirements of Charter Section 4.04 requiring three readings on three separate days with at least one week between the readings:

SECTION 1. Ordinance 2022-56 shall be amended as follows:

ORDINANCE 2022-56

* * *

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 License & Fees Required

- a. Short-term rental and 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~~ renew their license annually. A license permit shall be required for each unit (e.g., a duplex requires two permits licenses). Annual ~~permits licenses~~ are from January 1 through December 31. Permits Licenses are non-transferable.
- c. The fee for said permit license shall be included on the Village Fee Schedule.
- d. Inspection and issuance of permit license may take up to 60 days.
- e. If the property is determined safe to rent, Code Enforcement will issue a sticker to be displayed on the front door or in a conspicuous place validating the permit license, ~~to include a full-time contact phone number, year of rental, permit number, and occupancy.~~
- f. All persons or entities owning or operating a short-term rental or bed and breakfast shall pay any bed tax required by law.

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 Five Hundred Thousand Dollars (\$500,000.00) 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 initially be inspected by a Village Code Enforcement official prior to the issuance of a permit license. ~~In the event Code Enforcement cannot conduct the short-term rental or bed and breakfast inspection, a licensed or certified Fire Inspector employed by the Village will conduct the inspection.~~ All persons or entities owning or operating a short-term rental or bed and breakfast shall provide ~~village approved certification that the unit and property meets current electrical standards~~ a copy

~~of a passing electrical safety inspection from a licensed electrician or a certified home inspector completed within the last twelve (12) months.~~ The ~~property-unit~~ shall maintain working fire and CO2 alarms, fire extinguishers, and emergency egress maps. The Fire Chief, or his/her designee, shall inspect the property annually for compliance with fire safety standards. At the time of inspection, the total occupancy shall be determined by the Fire Chief: as permitted in the Ohio Fire Code and Village Zoning Code and Ordinances.

D. Parking

- a. All persons or entities owning or operating a short-term rental or bed and breakfast shall provide off-street parking in compliance with all zoning and Village ordinances and have a minimum of 1 ½ 2 parking spaces per bedroom outside of the Village right of way. No on-street parking is permitted.

E. Miscellaneous

- a. Any homeowner's association rules and regulations shall be available 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, spas, or swimming pools shall be clean, 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. After passage of this Ordinance, any short-term rental or bed and breakfast in operation on the day of passage shall have thirty (30) days to apply for permits/licenses and inspections.

F. Penalty

- a. Any violation of this Ordinance is a third (3rd) degree misdemeanor.
- b. Permit License may be revoked or not renewed due to excessive violations.

~~**SECTION 3:** That this Ordinance, for the reasons in the preamble, is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, morals, and welfare of the residents of the Village of Buckeye Lake, for which reason the Council hereby declare this Ordinance and emergency measure and it shall take effect and be in force immediately upon passage.~~

PASSED THIS 27 DAY OF November, 2023.

ATTEST: Samantha Torres
Samantha Torres, Clerk of Council

Linda Goodman
Linda Goodman, Council President

Jeryne Peterson
Jeryne Peterson, Mayor