

ORDINANCE 2024-22
VILLAGE OF BUCKEYE LAKE

AN ORDINANCE CONSOLIDATING SHORT-TERM RENTAL AND BED AND BREAKFAST ORDINANCES AND REGULATIONS AND REPEALING ORDINANCES AND THE DECLARATION OF AN EMERGENCY.

WHEREAS, the Village passed several ordinances, Ordinance 2022-36, 2022-56, 2023-27, and 2023-60, regarding regulations for short-term rentals and bed and breakfasts; and

WHEREAS, to provide a single ordinance for ease of compliance and enforcement, Council now wishes to combine the regulations and requirements in Ordinances 2022-36, 2022-56, 2023-27, and 2023-60, into a single ordinance and then repeal those ordinances;

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

Section 1. Any person or entity owning or operating a short-term rental or bed and breakfast, shall comply with the following provisions:

A. 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 renew their license annually. A license shall be required for each unit (e.g., a duplex requires two licenses). Annual licenses are from January 1 through December 31. Licenses are not transferable.
- c. The fee for said license shall be included on the Village Fee Schedule.
- d. Inspection and issuance of a 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 license.
- 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 license. All persons or entities owning or operating a short-term rental or bed and breakfast shall provide 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 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 1½ parking spaces per bedroom. 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.

F. Penalty

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

Section 2. Upon passage and enactment of this Ordinance, Ordinances 2022-36, 2022-56, 2023-27, and 2023-60, are hereby repealed.

Section 3. It is hereby found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, morals, and welfare of the citizens of Buckeye Lake, Ohio. Therefore, this ordinance shall become effective upon its passage by Council.

ADOPTED this 13th day of May, 2024

Attest:

Samantha Torres
Council Clerk, Samantha Torres

John Lemmon
Council President, John Lemmon

Date Filed with Mayor 5/14/2024
Date Approved by Mayor 5/14/2024

Linda Goodman
Mayor, Linda Goodman