

EMERGENCY – July 27, 2015

COUNCIL NO. 039

SPONSOR: Ordinance Committee

ORDINANCE NO. **39-15**

AN ORDINANCE AMENDING SECTIONS 1395.15 AND 1395.16 OF THE CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE REGARDING ANNUAL RENTAL PERMITS AND THE DECLARING OF AN EMERGENCY.

WHEREAS, section 1395.15 of the Codified Ordinances of the City of Sheffield Lake sets forth the criteria for rental permits; and,

WHEREAS, section 1395.16 sets forth the criteria for suspending or revoking rental permits; and,

WHEREAS, many rental properties in the City of Sheffield Lake have become delinquent in the payment of real property taxes; and,

WHEREAS, it is in the best interest of the City of Sheffield Lake to include being current on the payment of real property taxes as a condition for obtaining a rental licenses and to include being delinquent on the payment of real property taxes as a condition for the suspension or revocation of real property taxes.

NOW THEREFORE, be it ordained by the Council of the City of Sheffield Lake, County of Lorain, State of Ohio:

Section 1. Codified Ordinance Section 1395.15 is hereby amended as follows:

1395.15 APPLICATION FOR RENTAL PERMIT.

To obtain a Rental Permit, the owner of a single family or multi-family rental dwelling unit or rooming unit as defined by this code, shall apply to the Sheffield Lake Building Department. A Rental Permit shall be issued by the Building Inspector if, upon inspection of the rental dwelling unit or rooming unit, it is determined that the rental dwelling unit, or rooming unit meets the requirements of this code *and that the owner is current on the payment of all real property taxes for the proposed rental dwelling unit or rooming unit.* Such an inspection shall be made within thirty (30) days after said

application has been made. Upon application for a permit, the owner of a rental dwelling unit or rooming unit may rent or lease the premises at his or her own risk, subject to the subsequent approval of the permit by the Building Inspector.

Section 2. Codified Ordinance Section 1395.16 is hereby amended as follows:

1395.16 SUSPENSION OR REVOCATION OF PERMIT.

Any permit granted or issued under the terms of this code to an owner or operator may be suspended or revoked at any time by the Building Inspector upon satisfactory proof of a violation of any provision of this code, or which could have been grounds for failure to issue an original permit, *including satisfactory proof that the owner of the rental dwelling unit or rooming unit has allowed the real property taxes to become delinquent on the rental dwelling unit or rooming unit.* If a permit is suspended or revoked, said permit shall be surrendered to the Building Department within five (5) days of notification of such suspension or revocation.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of the Council and any of its committees which resulted in such formal actions, 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 hereby declared to be an emergency measure made necessary for the preservation of the public peace, health, safety and welfare of the City of Sheffield Lake, Ohio the emergency being the immediate necessity of enforcing the code for the rental license and/or renewal in the city.

PASSED THIS _____ DAY OF _____, 2015.

	Yea	Nay	NV
Mark Cizl	_____	_____	_____
Leanna Stark	_____	_____	_____
Kerry McCullough	_____	_____	_____
Steve Kovach	_____	_____	_____
Mark Erdei	_____	_____	_____
Alan Smith	_____	_____	_____
Bill Wtulich	_____	_____	_____

MAYOR
Dennis Bring

PRESIDENT OF COUNCIL
Rick Rosso

and/or

COUNCIL PRO TEM
Alan Smith

CLERK OF COUNCIL
Kay Fantauzzi

I, Kay Fantauzzi, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of Ordinance#_____. PASSED_____, 2015.