



COME TOGETHER & THRIVE

Memorandum

To: Members of City Council

From: Keith Ari Benjamin, Director of Community Services & Development

Re: Moratorium related to Short-Term Rentals

Date: December 12, 2024

The attached legislation proposes a six-month moratorium on the issuance of new certificates of occupancy for short-term rental properties in South Euclid. This temporary measure aims to address concerns raised by residents and city officials about the impact of certain short-term rentals on public safety, neighborhood quality of life, and property values.

1. Scope of the Moratorium:

- o Applies only to new certificates of occupancy for short-term rentals as outlined in Section 1409.07 of the Housing Code.
- o ***The Ordinance does not impact existing short-term rentals with valid and compliant certificates of occupancy, including owner-occupants.***

2. Objective:

- o Allow City Council, Administration and Planning Commission to further evaluate and, if necessary, revise current ordinances and enforcement mechanisms related to short-term rentals.
- o Ensure future regulations address public safety and neighborhood stability effectively.
- o This action will enable the City to more holistically address resident concerns proactively and implement policies to safeguard community interests.

Please don't hesitate to let me know if you have any questions or need additional information.

Thank you.

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CITY OF SOUTH EUCLID, OHIO

RESOLUTION NO.: 38-24
INTRODUCED BY: Gray
REQUESTED BY: Mayor, Fahsbender, Tisdale

December 16, 2024

A RESOLUTION

IMPOSING A MORATORIUM ON THE GRANTING OF BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY FOR ANY BUILDING, STRUCTURE, USE OR CHANGE OF USE RELATED TO SECTION 1409.07 "APPLICATION FOR SHORT-TERM RENTAL CERTIFICATE OF OCCUPANCY NEW AND RENEWAL" OF CHAPTER 1409 "CERTIFICATE OF OCCUPANCY" OF PART FOURTEEN "HOUSING CODE" OF THE CODIFIED ORDINANCES OF THE CITY OF SOUTH EUCLID, OHIO; FOR A PERIOD NOT TO EXCEED SIX MONTHS FROM THE EFFECTIVE DATE OF THIS RESOLUTION, IN ORDER TO ALLOW CITY COUNCIL, ADMINISTRATION AND THE PLANNING COMMISSION TO REVIEW THE SOUTH EUCLID ZONING CODE RELATIVE TO SUCH USE; AND DECLARING AN EMERGENCY.

WHEREAS, the City of South Euclid is committed to preserving the safety, health, and welfare of its residents and maintaining the integrity of its neighborhoods; and

WHEREAS, short-term rentals have been identified as a source of increased incidents of crime and occupancy violations within certain areas of the City, thereby raising concerns about the impact on public safety and neighborhood quality of life; and

WHEREAS, the City has received complaints from residents regarding disruptions and nuisances associated with certain short-term rental properties, which can lead to diminished property values and community cohesion; and

WHEREAS, a moratorium on the issuance of new certificates of occupancy for short-term rentals will allow the City to review its existing ordinances and regulations to ensure they adequately address these concerns and provide sufficient enforcement mechanisms; and

WHEREAS, this temporary moratorium will not impact short-term rentals currently holding valid certificates of occupancy that are in good standing and compliant with all applicable laws and regulations; and

WHEREAS, it is in the best interest of the City and its residents to pause the approval of new short-term rental properties to conduct a thorough assessment of their impact on public safety, housing availability, and neighborhood stability;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of South Euclid,

Section 1: That a moratorium shall be placed on the issuance of new certificates of occupancy for short-term rentals related to Section 1409.07 "Application for Short-Term Rental Certificate of Occupancy New and Renewal" of Chapter 1409 "Certificate of Occupancy" of Part Fourteen "Housing Code" of the Codified Ordinances of the City of South Euclid, Ohio.

Section 2: That this temporary moratorium will not impact short-term rentals currently holding valid certificates of occupancy that are in good standing and compliant with all applicable laws and regulations; and

Section 3: That this moratorium shall be in effect for six months, or until such date that this Council chooses to lift the moratorium or pass legislation to extend it if more time is needed to develop rules for regulating the operation of short-term rentals in the city.

Section 4: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees on or after November 25, 1975, that resulted in such 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 5: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this resolution, and provided it receives the affirmative vote of at least five members of Council this resolution shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise shall take effect and be in force after the earliest period allowed by law.

Passed this _____ day of _____, 2024.

Ruth I. Gray, President of Council

Attest:

Approved:

Keith A. Benjamin, Clerk of Council

Georgine Welo, Mayor

Approved as to form:

Michael P. Lograsso, Director of Law