

# February 2019

| Sunday | Monday   | Tuesday  | Wednesday  | Thursday  | Friday | Saturday |
|--------|--|--|--|---|--------|----------|
|        |  |  |  |   | 1      | 2        |
| 3      | 4  | 5<br>COUNCIL AND<br>CAUCUS 7:00<br>STORM WATER,<br>STREETS AND<br>UTILITIES 6:00 | 6<br>PLANNING<br>COMMISSION<br>7:00<br>CAUCUS 6:45 | 7   | 8      | 9        |
| 10     | 11<br>CIVIL SERVICE<br>COMM 4:00<br>(COMMUNITY<br>ROOM #2) | 12   | 13   | 14<br><i>VALENTINE'S<br/>DAY</i><br> | 15     | 16       |
| 17     | 18<br><i>PRESIDENT'S<br/>DAY</i>                           | 19<br>COUNCIL AND<br>CAUCUS 7:00<br>B&BC, FINANCE<br>AND SAFETY<br>6:00          | 20   | 21<br>BZA 7:00<br>CAUCUS 6:45   | 22     | 23       |
| 24     | 25   | 26<br>RECREATION<br>BOARD<br>6:00  | 27   | 28  |        |          |

All meetings will be held at City Hall 14600 State Road, unless otherwise noted.

**NORTH ROYALTON CITY COUNCIL  
A G E N D A  
FEBRUARY 5, 2019**

7:00 p.m. Caucus

Council Meeting 7:00 p.m.

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**REGULAR ORDER OF BUSINESS**

1. Call to Order.
2. Opening Ceremony (Pledge of Allegiance).
3. Roll Call.
4. Approval of Minutes: January 15, 2019
5. Communications.
6. Mayor's Report.
7. Department Head Reports.
8. President of Council's Report.
9. Committee Reports:

Building & Building Codes  
Finance  
Review & Oversight  
Safety  
Storm Water  
Streets  
Utilities

John Nickell  
Larry Antoskiewicz  
Dan Kasaris  
Dan Langshaw  
Gary Petrusky  
Cheryl Hannan  
Paul Marnecheck

10. Report from Council Representatives to regulatory or other boards:

Board of Zoning Appeals  
Planning Commission  
Recreation Board

Dan Kasaris  
Larry Antoskiewicz  
Paul Marnecheck

11. Public Discussion: Five minute maximum, on current agenda legislation only.

12. LEGISLATION

**FIRST READING CONSIDERATION**

1. **19-09** - AN ORDINANCE AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF ONE (1) 2019 FORD EXPLORER FOR THE NORTH ROYALTON POLICE DEPARTMENT THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES, OHIO COOPERATIVE PURCHASING PROGRAM, VENDOR LEBANON FORD, FOR AN AMOUNT NOT TO EXCEED \$27,645.00, AND DECLARING AN EMERGENCY.
2. **19-10** - AN ORDINANCE AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF THREE (3) 2020 FORD EXPLORERS FOR THE NORTH ROYALTON POLICE DEPARTMENT THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES, OHIO COOPERATIVE PURCHASING PROGRAM, VENDOR LEBANON FORD, FOR AN AMOUNT NOT TO EXCEED \$88,662.00, AND DECLARING AN EMERGENCY.

3. **19-11** - AN ORDINANCE AMENDING ORDINANCE 18-48 WHICH AUTHORIZED THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF ONE (1) HORTON 623 TYPE 1 ALUMINUM BODY CONVERSION WITH WALK THROUGH MODIFICATION MOUNTED ON A 2019 FREIGHTLINER M-2 CHASSIS AND RELATED EQUIPMENT FOR AN AMOUNT NOT TO EXCEED \$294,349.00 FOR THE NORTH ROYALTON FIRE DEPARTMENT FROM THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES, OHIO COOPERATIVE PURCHASING PROGRAM, VENDOR HORTON EMERGENCY VEHICLES, BY INCREASING THE NOT TO EXCEED COST BY AN ADDITIONAL \$2,595.00, AND DECLARING AN EMERGENCY.
  4. **19-12** - AN ORDINANCE AUTHORIZING THE TRANSFER OF PPN 487-01-001 OWNED BY THE CITY OF NORTH ROYALTON TO THE CLEVELAND METROPARKS FOR PUBLIC RECREATIONAL AND PARKLAND PURPOSES, AND DECLARING AN EMERGENCY.
  5. **19-13** - AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 14 BUILDING AND HOUSING CODE, BY AMENDING CHAPTER 1485 RESIDENTIAL RENTAL FOR ONE, TWO AND THREE FAMILY DWELLING UNITS TO INCLUDE TRANSIENT RENTAL REGULATIONS, AND DECLARING AN EMERGENCY.
13. Miscellaneous.
  14. Adjournment.



# LEBANON FORD

## COMMERCIAL VEHICLE CENTER

EXPLORER 4-  
DOOR

**2019 4DR AWD POLICE**  
3.7 L V6 ENGINE  
6-SPEED AUTO TRANSMISSION

Exterior  
BLACK  
Interior

CHARCOAL BLACK INTERIOR CLOTH  
BUCKETS CLOTH REAR SEATS

EXTERIOR

- . 245/55R18 A/S POLICE TIRES
- . 18" H.D.STEEL WHEELS
- . 18" WHEEL HUB CAP
- . FULL SIZE 18" SPARE W/TPMS
- . DUAL POWER MIRRORS
- . INTEGRATED SPOTTER MIRRORS
- . HALOGEN HEADLAMPS
- . PRIVACY GLASS 2ND/3RD ROW
- . DUAL EXHAUST SYSTEM
- . GRILLE - BLACK
- . KEY LOCKS (DR/PASS/LFTGT)
- . EASY FUEL CAPLESS FILLER

INTERIOR

- . BLACK VINYL FLOOR COVERING
- . PWR DR SEAT/6-WAY/M LUMBAR
- . MANUAL PASS SEAT - 2-WAY
- . CLOTH BUCKET FRONT SEATS
- . 60/40 SPLIT VINYL REAR
- . TILT STEERING WHL/ CRUISE & AUDIO CONTROLS
- . 1-TOUCH DOWN DRIVER WINDOW
- . A/C W/MANUAL CLIMATE CONTROL, SINGLE ZONE
- . CERTIFIED SPEEDOMETER
- . ENGINE HOUR / IDLE METER
- . CONSOLE MOUNTING PLATE
- . UNIVERSAL TOP TRAY
- . RED / WHITE DOME LAMP

FUNCTIONAL

- . ALL WHEEL DRIVE SYSTEM
- . COLUMN MOUNTED SHIFTER
- . HEAVY DUTY 78-AMP BATTERY
- . 220 AMP ALTERNATOR
- . POLICE BRAKES: 4 WHL DISC W/ ABS & TRACTION CONTROL
- . HEAVY DUTY SUSPENSION
- . POWER STEERING W/EPAS
- . ENGINE OIL COOLER
- . TRANSMISSION OIL COOLER
- . POWER LOCKS AND WINDOWS
- . AM/FM SINGLE CD/MP3, 6SPKR
- . ADJUST PEDALS, NON MEMORY
- . BATTERY SAVER FEATURE
- . POWERPOINTS (2)

SAFETY/SECURITY

- . 75 MPH REAR-CRASH TESTED
- . ADVANCETRAC WITH RSC
- . AIRBAGS - FRONT AND SIDE
- . AIRBAGS - SAFETY CANOPY
- . PERSONAL SAFETY SYSTEM
- . SOS POST CRASH ALERT SYS
- . TIRE PRESSURE MONITOR SYS

WARRANTY

- . 3YR/36K MILE WARRANTY

STANDARD STATE BID PRICE

Included on this Vehicle  
EQUIPMENT GROUP 500A  
Optional Equipment  
2019 MODEL YEAR  
BLACK  
CHARCOAL CLT FRT/VINYL RR  
3.75 L V6 ENGINE  
6-SPEED AUTO TRANSMISSION  
POWER WINDOW DISABLE  
SYNC SYSTEM  
GRILL WIRING  
SIDE MIRROR LEDS  
REAR LIGHTING SOLUTION  
REMOTE KEYLESS ENTRY  
REVERSE SENSING SYSTEM  
SECURE IDLE  
LED SPOT LIGHT  
REAR VIEW CAMERA IN MIRROR  
DARK CAR  
HEATED MIRRORS  
PRE DRILL FRONT LED READY  
PRE DRILL REAR LED READY  
REAR AUX A/C  
TOTAL STATE BID PRICE  
\$27,645.00

FRANK BEAVER LEBANON FORD

614-570-0702

~~RS901214~~

GDC050

RS 901519-2

VENDOR # 258184

CONTRACTOR INDEX

CONTRACTOR AND TERMS:



65288  
Greve Chrysler Jeep Dodge of Van Wert  
756 West Ervin Road  
Van Wert, OH 45891

CONTRACT NO.: RS901519-1

DELIVERY: 90 – 180 Days A.R.O.

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Dave Matarese

Toll Free: (855) 246-4052  
Telephone: (419) 238-3944  
FAX: (866) 248-8918  
E-Mail: [dave.matarese@grevechrysler.com](mailto:dave.matarese@grevechrysler.com)

Preferred Method of receiving Purchase Orders:

FAX: (866) 248-8918

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258184  
Lebanon Ford Inc.  
770 Columbus Ave.  
Lebanon, OH 45036

CONTRACT NO.: RS901519-2

DELIVERY: 180 Days A.R.O.

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Frank Beaver

Telephone: (614) 570-0702  
FAX: (513) 672-9762  
E-Mail: [frankbeaver@roadrunner.com](mailto:frankbeaver@roadrunner.com)

Preferred Method of receiving Purchase Orders:

E-Mail: [frankbeaver@roadrunner.com](mailto:frankbeaver@roadrunner.com)

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257818  
Ganley Chevrolet of Aurora  
310 W. Garfield RD  
Aurora, OH 44202

CONTRACT NO.: RS901519-3

DELIVERY: 90-120 Days A.R.O.

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Doug Ferguson

Toll Free: (888) 899-5543  
Telephone: (330) 562-8585  
FAX: (330) 562-0726  
E-Mail: [DFerguson@ganleyauto.com](mailto:DFerguson@ganleyauto.com)

Preferred Method of receiving Purchase Orders:

E-Mail: [DFerguson@ganleyauto.com](mailto:DFerguson@ganleyauto.com)

ORDINANCE NO. 19-10

INTRODUCED BY: Langshaw, Hannan, Petrusky

AN ORDINANCE AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE PURCHASE OF THREE (3) 2020 FORD EXPLORERS FOR THE NORTH ROYALTON POLICE DEPARTMENT THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES, OHIO COOPERATIVE PURCHASING PROGRAM, VENDOR LEBANON FORD, FOR AN AMOUNT NOT TO EXCEED \$88,662.00, AND DECLARING AN EMERGENCY

WHEREAS: Council has authorized the purchase of three (3) motor vehicles for the North Royalton Police Department; and

WHEREAS: The city is purchasing these vehicles through the Ohio Cooperative Purchasing Program of the Department of Administrative Services; and

WHEREAS: It is necessary to provide for the funding of said purchase.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO, THAT:

Section 1. Council hereby authorizes the expenditure of an amount not to exceed \$88,662.00 (cost of vehicle, options, delivery, and warranty) for the purchase of three (3) 2020 Ford Explorers for the North Royalton Police Department pursuant to Contract No. RS901519-2, through the Ohio Cooperative Purchasing Program of the Department of Administrative Services, Vendor: Lebanon Ford Inc., 770 Columbus Ave., Lebanon, Oh. 45036, Vendor #258184 and as further described in Exhibit A attached hereto and incorporated as if fully rewritten.

Section 2. The Chief of Police is hereby authorized and directed to forward a certified copy of this Ordinance to the Ohio Department of Administrative Services, Ohio Cooperative Purchasing Program.

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 this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the city, and for the further reason that it is immediately necessary to provide for the purchase of these vehicles for the North Royalton Police Department for the proper and immediate performance of departmental duties.

THEREFORE, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

\_\_\_\_\_ APPROVED: \_\_\_\_\_  
PRESIDENT OF COUNCIL MAYOR

DATE PASSED: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:

# LEBANON FORD

## COMMERCIAL VEHICLE CENTER

EXPLORER 4-  
DOOR

**2020 4DR AWD POLICE**  
3.7L V6 TIVCT ENGINE  
6-SPEED AUTO TRANSMISSION

Exterior  
SHADOW BLACK  
Interior  
CHARCOAL BLACK INTERIOR CLOTH  
BUCKETS VINYL REAR SEATS

### EXTERIOR

- . 245/55R18 A/S POLICE TIRES
- . 18" H.D. STEEL WHEELS
- . 18" WHEEL HUB CAP
- . FULL SIZE 18" SPARE W/TPMS
- . DUAL POWER MIRRORS
- . INTEGRATED SPOTTER MIRRORS
- . HALOGEN HEADLAMPS
- . PRIVACY GLASS 2ND/3RD ROW
- . DUAL EXHAUST SYSTEM
- . GRILLE - BLACK
- . KEY LOCKS (DR/PASS/LFTGT)
- . EASY FUEL CAPLESS FILLER

### INTERIOR

- . BLACK VINYL FLOOR COVERING
- . PWR DR SEAT/6-WAY/M LUMBAR
- . MANUAL PASS SEAT - 2-WAY
- . CLOTH BUCKET FRONT SEATS
- . 60/40 SPLIT VINYL REAR
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- . A/C W/MANUAL CLIMATE CONTROL, SINGLE ZONE
- . CERTIFIED SPEEDOMETER
- . ENGINE HOUR / IDLE METER
- . CONSOLE MOUNTING PLATE
- . UNIVERSAL TOP TRAY
- . RED / WHITE DOME LAMP

### FUNCTIONAL

- . ALL WHEEL DRIVE SYSTEM
- . COLUMN MOUNTED SHIFTER
- . HEAVY DUTY 78-AMP BATTERY
- . 220 AMP ALTERNATOR
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- . HEAVY DUTY SUSPENSION
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- . ENGINE OIL COOLER
- . TRANSMISSION OIL COOLER
- . POWER LOCKS AND WINDOWS
- . AM/FM SINGLE CD/MP3, 6SPKR
- . ADJUST PEDALS, NON MEMORY
- . BATTERY SAVER FEATURE
- . POWERPOINTS (2)

### SAFETY/SECURITY

- . 75 MPH REAR-CRASH TESTED
- . ADVANCETRAC WITH RSC
- . AIRBAGS - FRONT AND SIDE
- . AIRBAGS - SAFETY CANOPY
- . PERSONAL SAFETY SYSTEM
- . SOS POST CRASH ALERT SYS
- . TIRE PRESSURE MONITOR SYS

### WARRANTY

- . 3YR/36K MILE WARRANTY

|                             |             |
|-----------------------------|-------------|
| STANDARD STATE BID PRICE    | \$31,276.00 |
| Included on this Vehicle    |             |
| EQUIPMENT GROUP 500A        |             |
| Optional Equipment          |             |
| 20 MODEL YEAR               |             |
| SHADOW BLACK                |             |
| CHARCOAL CLT FRT/VINYL RR   |             |
| .3.7L V6 TIVCT ENGINE       |             |
| 6-SPEED AUTO TRANSMISSION   |             |
| FRONT LICENSE PLATE BRACKET |             |
| DARK CAR LAMPS INOP         | \$70.00     |
| PRE DRILLED FRONT           | STD         |
| HEATED MIRRORS              | \$59.00     |
| KEYED ALIKE 1284X           | \$75.00     |
| SPOTLIGHT                   | STD         |
| DR/LK HANDLE INOP           | \$74.00     |
| POWER WINDOW DISABLE        | INCLUDED    |
| REAR VIEW CAMERA            | STD         |
| TOTAL STATE BID             | \$31,554.00 |
| MINUS FORD REBATE           | \$-2,000.00 |
| NET TOTAL STATE BID         | \$29,554.00 |
| FOR THREE SUV'S             | \$88,662.00 |

FRANK BEAVER LEBANON FORD #258184  
614-570-0702  
~~RS901214~~ RS901519-2  
GDC050



CONTRACTOR INDEX

CONTRACTOR AND TERMS:



65288  
Greve Chrysler Jeep Dodge of Van Wert  
756 West Ervin Road  
Van Wert, OH 45891

CONTRACT NO.: RS901519-1

DELIVERY: 90 – 180 Days A.R.O.

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Dave Matarese

Toll Free: (855) 246-4052  
Telephone: (419) 238-3944  
FAX: (866) 248-8918  
E-Mail: [dave.matarese@grevechrysler.com](mailto:dave.matarese@grevechrysler.com)

Preferred Method of receiving Purchase Orders:

FAX: (866) 248-8918

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258184  
Lebanon Ford Inc.  
770 Columbus Ave.  
Lebanon, OH 45036

CONTRACT NO.: RS901519-2

DELIVERY: 180 Days A.R.O.

TERMS: Net 30 Days

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Telephone: (614) 570-0702  
FAX: (513) 672-9762  
E-Mail: [frankbeaver@roadrunner.com](mailto:frankbeaver@roadrunner.com)

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257818  
Ganley Chevrolet of Aurora  
310 W. Garfield RD  
Aurora, OH 44202

CONTRACT NO.: RS901519-3

DELIVERY: 90-120 Days A.R.O.

TERMS: Net 30 Days

CONTRACTOR'S CONTACT: Doug Ferguson

Toll Free: (888) 899-5543  
Telephone: (330) 562-8585  
FAX: (330) 562-0726  
E-Mail: [DFerguson@ganleyauto.com](mailto:DFerguson@ganleyauto.com)

Preferred Method of receiving Purchase Orders:

E-Mail: [DFerguson@ganleyauto.com](mailto:DFerguson@ganleyauto.com)





p: 614.539.8181  
tf: 800.282.5113  
f: 614.539.8165  
[hortonambulance.com](http://hortonambulance.com)

01/11/19

NORTH ROYALTON  
18713  
ADDITIONAL CHARGES

|   |           |
|---|-----------|
| 1. ADD WINDSHIELD MOUNTED CAMERA MONITOR              | \$600.00  |
| 2. ADD COMPX LOCK TO LINEN CABINET                    | \$300.00  |
| 3. ADD LED CLOCK ABOVE THE REAR ENTRY DOORS           | \$450.00  |
| 4. ADD 12V/USB OUTLET IN THE LOWER LINEN CABINET      | \$95.00   |
| 5. ADD 110V OUTLET IN THE LOWER LINEN CABINET         | \$140.00  |
| 6. REMOTE MOUNT THE TRANSFIL AND SUPPLY 10' FILL LINE | \$850.00  |
| 7. ADD RADIO POWER TO REAR INHALATION PANEL AREA      | \$160.00  |
| TOTAL   | \$2595.00 |

Chief,

Please see the additional charges from the original contract.

Thanks,  
Mike





CHAPTER 1485

Residential Rental for One, Two and Three Family Dwellings Units *& Transient Rental Regulations*

1485.01 GENERAL PURPOSES.

The general purposes of this Code are to establish minimum standards necessary to make all residential rental dwelling structures safe, sanitary, free from fire and health hazards, fit for human habitation and beneficial to the public welfare; to establish minimum standards governing the maintenance of residential rental dwelling structures in such condition as will not constitute a blighting or deteriorating influence on the neighborhood and the community; to fix responsibilities for owners and occupants of residential rental dwelling structures; to authorize the inspection of residential rental dwelling structures; to establish enforcement procedures; to authorize the vacation or condemnation of residential rental dwelling structures unsafe or unfit for human habitation; and to fix penalties for violations.

1485.02 DEFINITIONS.

(a) As used in this Chapter, the term "residential rental dwelling" means any residential rental unit, including but not limited to a single-family dwelling, *a portion of the dwelling*, or a multiple dwelling unit.

(b) As used in this Chapter, the term "multiple dwelling unit" means a building containing the following:

- (1) Three (3) residential dwelling units; or
- (2) Two (2) residential dwelling units; or
- (3) One (1) or more dwelling units if the building also contains a use other than a dwelling use or an area designed for such other use.

(c) The words "multiple dwelling" and "apartment house" are synonymous.

(d) As used in this Chapter, "residential rental unit" means any dwelling unit in a single or multiple residential dwelling, whether the dwelling unit is rented, occupied or vacant which either:

(1) Consideration in the form of money or other valuable consideration is being paid for occupying such units; or

(2) A person other than the fee simple owner of the property or the owner's family is occupying such unit, whether or not such person is paying consideration, and the owner is not living in the rental unit.

(e) Dwelling Unit means a group of rooms arranged, maintained or designed to be occupied by one or more nontransients that consists of a bathroom with a toilet and tub or shower facilities; kitchen facilities; and sleeping facilities which are used exclusively by the occupants. A dwelling unit may be located in a single family residence, two or three family residence, condominium or multi-family building.

(f) "Nontransient" means a person who resident in the same building or quarters for a period of thirty days or more.

(g) "Transient" means a person who resides in the same building or quarters for a period of less than thirty days."

(h) "Short-Term Rental or Transient Rental" means any dwelling that is rented wholly or partly for a fee for less than thirty (30) consecutive days by persons other than the permanent occupant or owner from which the permanent occupant or owner receive monetary compensation.

1485.03 CERTIFICATE OF RENTAL REGISTRATION.

No person shall occupy, and no owner or resident agent shall permit a person to occupy, a residential rental unit, unless the Building Commissioner has issued a Certificate of Rental Registration for such dwelling structure which certificate has not expired, been revoked or otherwise become null and void.

(a) Every owner, operator or resident agent of a single-family dwelling *or transient rental* that is a rental unit, as defined in this section, shall obtain a Certificate of Rental Registration no later than December 31 of the year immediately prior to the year for which the Certificate shall be applicable, or if such dwelling becomes a rental unit at any time during a calendar year after January 1, then within thirty days after the dwelling is occupied as a rental unit. Every owner, operator or resident agent of a single-family dwelling that has been a rental unit, at any time within the previous twelve months, shall obtain a Certificate of Rental Registration or shall submit an Exemption Form, no later than December 31 of the year immediately prior to the year for which the Certificate or Exemption shall be applicable. Once an Exemption Form is submitted and approved, no further submittals for a Certificate or Exemption shall be required unless the dwelling becomes a rental unit.

(b) Every owner, operator or resident agent of a multiple dwelling unit shall annually obtain a Certificate of Rental Registration if one or more dwelling units in the dwelling is a rental unit, or shall annually submit an Exemption Form if no dwelling units in the dwelling are rental units, no later than December 31 of the year immediately prior to the year for which the Certificate or Exemption is applicable. If one or more units of a multiple dwelling unit becomes a rental unit at any time during a calendar year after January 1, then within sixty (60) days after the unit shall become a rental unit, the owner, operator or resident agent shall submit an updated Application for a Certificate of Rental Registration, or obtain a Certificate of Rental Registration for a unit for which an Exemption Form had been or should have been submitted.

(c) Application for a Certificate of Rental Registration or submission of an Exemption Form shall be on the form or forms supplied by the Building Commissioner, and shall include such information as the Building Commissioner determines is necessary to determine compliance with applicable laws, ordinances, rules and regulations for the existing use or occupancy or the intended use or occupancy. An application is considered submitted and complete only when all information required on the form is accurately, legibly and fully provided and when the fee required in this chapter is paid. Such information shall include, but need not be limited to, the following, as applicable:

- (1) The name, address and telephone number of the owner(s) of the property;
- (2) The name, address and telephone number of the resident agent or manager of the property if one; ***a 24 hours telephone number must be provided for emergency situations arising at the rental property and posted at the rental unit;***
- (3) The address of the property and the number of rental units contained within the property;
- (4) The current name, business address and telephone numbers, of the person(s) occupying the rental unit, and the address or other identification of the rental unit which they occupy;
- (5) Whenever an address is required herein, a post office box number may not be provided as the sole address;
- (6) Verified acknowledgement the rental unit has a working smoke detector and carbon monoxide detector and is further in compliance with all city ordinances, state and federal laws, including but not limited to the Fair Housing Act.

(d) The Building Commissioner shall issue a Certificate of Rental Registration for a rental unit or units if found to be in compliance or substantial compliance with the provisions of this Chapter and all other laws, ordinances, rules and regulations applicable thereto. The Certificate of Rental Registration shall not be valid beyond December 31 of the calendar year in which it was issued.

(e) The Building Commissioner may deny an application for a Certificate of Rental Registration or revoke a Certificate of Rental Registration if any false statement is made by the applicant in connection with the issuance of such Certificate, if the owner, agent or person in charge of a structure fails to comply with any applicable provisions of the Fire, Health, Zoning, or Building Codes.

(f) Every application for an annual Certificate of Rental Registration submitted on or before February 1 of the year for which the Certificate of Rental Registration is required, or within thirty days after the dwelling unit becomes a rental unit, shall be accompanied by a nonrefundable fee as follows:

- (1) For a single-family rental ***or transient rental***: fifty dollars (\$50.00);
- (2) For a condominium rental: fifty dollars (\$50.00);
- (3) For a two-family rental: seventy-five dollars (\$75.00) per structure;
- (4) For a three-family rental: one hundred dollars (\$100.00) per structure;

(g) The fee for an application for a Certificate of Rental Registration submitted after March 1 of the year for which the application is made, or more than thirty days after a unit becomes a rental unit, shall be as follows:

- (1) For a single-family rental: one hundred twenty-five dollars (\$125.00);
- (2) For a condominium rental: one hundred dollars (\$100.00) per unit;
- (3) For a two-family or three-family rental: one hundred twenty-five dollars (\$125.00) per

rental unit.

(h) There shall be no fee for submission of an Exemption Form if submitted by February 1 of the year for which the Exemption is applicable. The fee for submission of an Exemption Form submitted after February 1 shall be fifty dollars (\$50.00) per dwelling structure.

(i) If no application for a Certificate of Rental Registration is submitted when required by this Chapter, the Building Commissioner shall charge the owner or operator the fee set forth in this Section.

(j) The City shall reinstate a Certificate of Rental Registration that has been revoked when the owner, operator or agent has done all of the following:

- (1) Submitted a new application for a Certificate and paid the appropriate application fee;
- (2) Paid the reinstatement fee, which shall be fifty dollars (\$50.00), in addition to the appropriate application fee; and
- (3) Successfully completed any procedure required by the Building Commissioner, under the rules and regulations established as permitted in this Chapter, by which the owner has demonstrated that the property has been brought into substantial compliance with the City Codes that were the basis of the revocation.

#### ***1485.035 Transient Rental Regulations***

***No owner of a dwelling unit shall permit the dwelling unit to be rented to, or occupied by, transient renters, except as set forth in this section.***

(a) ***Renter Occupied Dwelling Units: No owner of a dwelling unit registered as a rental unit under 1485.03 shall permit the rental unit to be rented to, or occupied by transient renters.***

(b) ***Owner Occupied Dwelling Units: The owner of a dwelling unit who occupies that dwelling unit may have transient rentals, provide as follows:***

- (1) ***The total number of calendar days, or parts of calendar days, that a transient renter occupies a dwelling unit does not exceed ~~fourteen (14)~~ thirty (30) days total in any calendar year;***
- (2) ***The owner of the dwelling unit used the dwelling unit as his primary residence when not rented to a transient renter;***

(3) *The owner of a dwelling unit or rental unit shall not permit single room rentals to transient renters. "Single room rentals" as used herein is an arrangement where multiple unrelated renters, under separate rental agreements, have exclusive possession of an individual sleeping facility and shared access with other renters to all other facilities within a dwelling unit. "Unrelated" as used herein is unrelated by blood or marriage. This prohibition shall not apply in the event that the owner of the dwelling unit is concurrently occupying the dwelling unit with the transient renters.*

(4) *The owner shall obtain a transient rental registration certificate with the City of North Royalton, in accordance with this chapter. It shall be prima facie evidence of a short-term rental operation if a short-term rental guest is found to be occupying or using a short-term rental.*

(5) *~~Transient rental property owner must obtain liability insurance for the short term rental of not less than three hundred thousand dollars. The owner shall submit, if applicable, written authorization of consent from the home owners association, condo association or other person of interest to short term rentals.~~*

(6) ~~*The policy or certificate shall provide notice of cancellation of insurance to the Building Commissioner at least ten (10) days prior to cancellation.*~~

(7) ~~*A policy or certificate shall be provided as part of the short term rental permit application. Any cancellation of the insurance shall result in automatic revocation of the short term rental permit.*~~

(8) *Transient rental property owners shall be required to display the permit on any medium used to advertise the short term rental. Failure to display shall result in the automatic revocation of the transient rental permit.*

(9) *A short-term rental property owner shall retain and, upon request, make available to the Building Commissioner or law enforcement officials records to demonstrate compliance with this section, including, but not limited to, primary residency, the name of the short-term rental guest responsible for the reservation and/or who rented the unit on each night, dates and duration of stay in a short-term rental.*

#### 1485.04 INSPECTION OF RENTAL DWELLINGS.

(a) The Building Commissioner, Safety Director or designee is authorized to conduct an inspection of single-family rentals, *transient rentals*, and multiple dwelling rental units as determined by the Building Commissioner.

(b) Nothing herein shall prevent, or be construed as preventing, more frequent inspections upon complaint or upon reasonable suspicion by the Building Commissioner or Safety Director that a violation of the City's Codes exists upon the property.

(c) It shall be the duty of the owner or agent, upon consent, to cause the structure be open for inspection at the time arranged and/or noticed, which shall be during regular business hours. If the owner, agent, or occupant/tenant refuses to consent to an inspection of the subject property or if consent is otherwise unobtainable, the Building Commissioner or Safety Director or designee shall not make such inspection without first obtaining a search warrant, based upon probable cause, except in the case of an existing emergency in which case entry may be made at any time and no search warrant is necessary.

#### 1485.05 CERTIFICATE OF RENTAL ~~MULTIPLE DWELLING~~ INSPECTION.

Upon inspection of the residential rental dwelling unit, the Building Commissioner shall issue a Residential Rental Inspection report. Except in the case of immediate danger to the public health or safety, such report shall contain the order for the correction of any code violations noted on the report, which shall be corrected by the owner of the property within ninety days of the issuance of the report, unless for good cause shown, the Building Commissioner has extended the time for such completion.

#### 1485.06 FORMS, RULES AND REGULATIONS; APPEALS.

The Building Commissioner is authorized and directed to promulgate such forms, rules and regulations as are necessary for the efficient administration of this chapter. Rights of appeal from the decision of the Building Commissioner are provided for in Chapter 1264, except where the decision appealed involves a violation or interpretation of the Ohio Building Code, in which instance the rights of appeal shall be as provided under the laws of the State of Ohio.

#### 1485.07 COMPATIBILITY WITH STATE LAW AND REGULATIONS; SEVERABILITY.

(a) Nothing herein is intended to conflict with any state law or regulation pertaining to multi-family or apartment buildings, including but not limited to provisions of the Ohio Building Code.

(b) If any provision of this chapter is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the chapter shall not be invalidated.

#### 1485.99 PENALTY.

Whoever fails to comply with the registration provisions of this chapter is guilty of a misdemeanor of the first degree and shall be punished as provided in Section 698.02.