

ORDINANCE NO. 3523

ORDINANCE ENACTING NEW CHAPTER 743 OF THE OXFORD CODIFIED ORDINANCES ENTITLED SHORT TERM RENTALS.

WHEREAS, localities across the United States have implemented, or are implementing, regulations and standards for short-term rentals; and

WHEREAS, the State of Ohio currently has no regulations on short-term rentals; and

WHEREAS, the City of Oxford may consider short-term rental regulations to address the health, safety and welfare concerns of renters and residential property owners; and

WHEREAS, prior to regulating short-term rentals, City Council and City staff require further information regarding the prevalence of short-term rentals within the City; and

WHEREAS, the City of Oxford, in order to gather relevant information regarding the use of short-term rentals within the City, finds it necessary to enact a registration procedure for short-term rentals; and

WHEREAS, upon the effective date of this ordinance, hosts shall have a grace period of three (3) months to comply by registering existing short-term rentals with the City's Community Development Department. Following the ~~six (6)~~ three (3) month grace period, all short-term rentals shall be registered prior to renting to transient users.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION I: Council hereby finds that it is necessary to enact new Chapter 743 of the Oxford Codified Ordinances entitled Short Term Rentals to require registration of short-term rentals operating within the City of Oxford.

SECTION II: Council hereby adopts new Oxford Codified Ordinance Chapter 743 entitled Short Term Rentals as follows:

PART SEVEN – BUSINESS REGULATION CODE CHAPTER 743 – SHORT TERM RENTALS.

743.01 DEFINITIONS

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

- (a) "Director" means the Director of the City of Oxford Community Development Department or his/her designee.
- (b) "Host" means any person who is the owner of record of residential real property, or any person who is a lessee of residential real property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for short term rental.

- (c) “Hosting Platform” means an internet-based platform that generally allows an owner or tenant to advertise the dwelling unit through a website and provides a means for potential transient users to arrange short term rental and payment through the hosting platform.
- (d) “Short Term Rental” means a dwelling unit that is rented, leased or otherwise assigned for tenancy of less than 14 consecutive days duration, where no meals are served.
- (e) “Transient User” means a person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of less than 14 consecutive days duration.

743.02 ANNUAL REGISTRATION REQUIRED.

No person, firm, or corporation shall own or operate a short term rental on any premises within the City of Oxford unless the short term rental has been registered annually with the Community Development Department.

743.03 ANNUAL REGISTRATION.

Each annual registration for a short-term rental shall be per the procedure prescribed by the Director, and shall be available for paperless, online registration upon the effective date of this chapter. The registration form, at a minimum, shall include the following:

- (a) The name, address, phone number, and email address of the host and of a person residing or located within Butler County or any other county bordering Butler County who shall be responsible for addressing any maintenance or safety concerns; and
- (b) The location of the short-term rental.

743.04 COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

Each separate short term rental shall be in compliance with any currently applicable laws and regulations of the federal, state, or local governments, as may be amended from time to time including but not limited to, laws or regulations on nondiscrimination, zoning, building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, mechanical, and other applicable laws.

743.99 ENFORCEMENT AND PENALTY.

Failure to comply with any section or provision of this chapter shall be deemed a violation. Enforcement of any of the provisions of the chapter may be by civil action and/or criminal prosecution. Whoever violates Section 743.02 is guilty of a minor misdemeanor.

SECTION III: This Ordinance shall take effect at the earliest time allowed by law.



MAYOR

ADOPTED: April 16, 2019

ATTEST:


CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)