



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

DATE: March 7, 2024
TO: Mayor Anzevino and Members of City Council
FROM: Thom Sheridan, City Manager, Greg Hannan, Community Development Director
RE: Short Term Rental Program

City Staff have prepared some background information at Council's request regarding the Short Term Rental Program. As part of a recent STR application on Nicholson Dr, residents provided public comment at that time. In response to the public comments received, Council requested an opportunity to review the current program and understand the level of properties currently with a short term rental license.

Current locations: There are currently 14 short term rental properties in Hudson (map attached). The sites are generally distributed across the community rather than concentrated in one area. City staff does complete regular reviewed of hosting platforms to look for possible sites which have not submitted an application.

Application Process: The requested submittal information includes:

- \$100 application fee
- Applicant and property owner contact information
- Documentation to confirm ownership
- List of any STR properties the applicant or owner has any interest in
- Max number of occupants permitted
- Max number of vehicle parking spaces available
- Acknowledgement that site is in compliance with applicable local, state, and federal laws
- Contact info of 24/7 emergency response person residing within 10 miles of the site.
- Proof of insurance

The application review process includes a detailed submittal with inspections completed by the Community Development and Fire Departments. Additionally, a public notice sign is placed on the property for 14 days to notify surrounding residents on the application. During this time, residents frequently call staff to express concerns over the proposed application. These communications are helpful; however, staff must review the application based on compliance with the adopted standards.

Operations: Once short term rental facilities are in operation, staff have received very few complaints and observed very few violations. To date the city has only confirmed two issues over the previous three years – one related to trash cans being left out at the street after pick up and one related to STR guests being at a backyard creek that was actually the neighbor's property.

Amendments to consider: The recent correspondence from a Nicolson Drive resident suggested considering revisions regarding the below topics.

- Minimum number of night stay (restrict single night stays)
- Raise the application and renewal fee
- Require property ownership for five years before applying
- Require swimming pools to be covered between rentals
- Restrict owners with a felony conviction
- Increase penalties for non-compliance
- Limit the number of STR sites an individual can own
- Require active security system
- Require exterior lighting maintenance standards
- Establish inability for a grandfather status if HOA regulations are amended/created.

Staff is available to research further any requested item; however, at this time no observed specific issue has been noted that may need addressed through an amendment. To date, the application process has functioned well and the number of complaints received for sites in operation has been minimal.