



City of Hudson, Ohio

Staff Report

File Number: 20-145

Meeting Date: 1/19/2021

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Ordinance

AN ORDINANCE PLACING A MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.

Brief Description: This Ordinance establishes a 180-day temporary moratorium prohibiting the operation of short term (less than 30 days) residential real estate rentals (“STRs”) within the City of Hudson. The period of the moratorium will permit the City to conduct community outreach, study, formulate, and draft regulations with respect to STRs.

Legislative History

None.

Purpose & Explanation

Over the past few years, there has been an increase in the operation of STRs in Northeast Ohio by way of online STR booking sites including in the City of Hudson where residential homes have been rented and used as STRs via online booking sites. The City has a legitimate public interest in preserving its residential neighborhoods, and the recent proliferation of STRs in Hudson threatens the health, safety, welfare, comfort, and peace of the City’s neighborhoods. The moratorium is necessary as the City needs additional time to review any applicable sections of its Codified Ordinances and any applicable state law, conduct community outreach, and to study, plan for, formulate, and draft reasonable and comprehensive regulations with respect to STRs within the City.

For Council’s reference, currently the City permits bed and breakfast uses in its Land Development Code which, like STRs, offer short term (less than 30 days) lodging. The temporary moratorium on STRs will not operate as a moratorium on any currently permitted, legal bed and breakfast uses in the City provided that the operator of said bed and breakfast uses has previously received a zoning certificate authorizing their bed and breakfast use prior to the effective date of the moratorium. Any previously permitted, legal bed and breakfast use that is operated during the period of this moratorium shall be operated in compliance with the terms of the LDC.

If adopted by Council, the moratorium shall be in effect for a period of one hundred and eighty (180) days from the effective date of the Ordinance or until changes are enacted to amend the Codified Ordinances of the City of Hudson to address the issues described herein or until Council approves legislation explicitly revoking the moratorium, whichever occurs first.

Legal Authority for Proposed Legislation

Pursuant to Charter Section 6.04, Contracts & Purchasing:

Competitively bid and advertised for two consecutive weeks; bid tab attached: [Yes/No/NA])

Joint or Cooperative Purchase Program

Professional Services

Exercise of power pursuant to the City Charter and Ohio Constitution.

Fiscal Impact

Currently Budgeted (Account #, \$)

Supplemental Appropriation Required (Account #, \$)

Appropriation Not Required

Does this legislation require use of an emergency clause?

Yes
 No

It is necessary to immediately implement the temporary moratorium because the City has a legitimate public interest in preserving its residential neighborhoods from the recent proliferation of STRs that threaten the health, safety, welfare, comfort, and peace of the City's neighborhoods by introducing transient guests in the City which in turn can lead to increased noise, increased traffic, and occupancy of residences without sufficient owner supervision if the City does not quickly study and adopt a comprehensive and reasonable regulatory scheme for STRs.

Suggested Action

Staff recommends that Council adopt this Ordinance which establishes a temporary moratorium on the operation of short term residential real estate rentals in the City of Hudson.

Submitted by,

Jane Howington, City Manager

Greg Hannan, Community Development Director

Matt Vazzana, City Solicitor