



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

Date: September 23, 2021  
To: Mayor Shubert and City Council  
From: Greg Hannan, Community Development Director  
CC: Thomas J. Sheridan, Asst City Manager  
Re: Draft Amendments to the Section 876 Short-Term Rental Regulations  
(ORD 20-160)

Below is a summary of the comments received from City Council at the August 25, 2021 discussion and a reference to the proposed draft amendments.

1. **Section 876.03** Application for short-term rental permit:
  - a. 876.03(a) - Fee: Amend to waive fee for initial permit
    - i. *Amendment incorporated as discussed*
  - b. 876.03(b)(5) - Listing of hosting platforms: Revise to request such on the application for informational purposes only
    - i. *Item removed from regulation*
  - c. 876.03(b)(6) - Advertising outlets: Revise to request such on the application for informational purposes only
    - i. *Item removed from regulation*
  - d. 876.03(b)(7) - Occupancy Standards: Contact HFD to see if Fire Codes would give any guidance on establishing occupancy limits targeted to the specific dwelling.
    - i. *Staff Comment: Hudson Fire Dept confirmed the State of Ohio Fire Code for one, two, and three family housing does not contain occupancy standards. Staff noted all peer city ordinances utilize a per bedroom occupancy in line with the current text. Staff recommends maintaining the existing text.*
  - e. 876.03(b)(9) - Affidavit: Revise to a check box having the applicant acknowledge that the STR must comply with applicable state and federal regulations. Staff to provide general resource information within the application process.
    - i. *Amendment incorporated as discussed*

- f. 876.03(b)(10) - Notification to city within 10 days of changes: Revise to narrow the list to minimum information needed (emergency contact, transfer).
  - i. *Amendment incorporated as discussed*
  
- 2. **Section 876.04**
  - a. Confusion between 876.03 Application Requirements vs 876.04 Host Operational Requirements: Revise to clarify these titles
    - i. *Amendment incorporated as discussed*
  
  - b. 876.04(8) Statement to comply with all other applicable provisions of Codified Ordinances: Revise to list applicable code references.
    - i. *Amendment incorporated as discussed*
  
  - c. 876.04(b) Records Required: Revise from four years to one year
    - i. *Amendment incorporated as discussed*
  
- 3. **Section 876.06** Revocation and Suspension of short-term rental permit
  - a. 876.06(b) Penalty: Revise to add a new first penalty with less impactful threshold – possibly fine based (lesser degree misdemeanor)
    - i. *Amendment incorporated as discussed with a written warning incorporated as first violation*
  
- 4. **Section 876.07** Appeal of Denial
  - a. 876.07 Appeal due process: Revise to reference more formal appeal process to BZBA or other body.
    - i. *Amendment incorporated as discussed with appeals forwarded to the BZBA.*
  
- 5. **Section 876.09** Discrimination
  - a. Discrimination Prohibited: Remove this standard.
    - i. *Item removed from Ordinance*
  
- 6. **Section 876.10** Rules and Regulations
  - a. Question allowance for administration to promulgate and enforce reasonable rules and regulations: Revise to reference administration is not permitted to make substantive rules
    - i. *Amendment incorporated with clarification: so long as said rules and regulations are not in conflict with the terms of this Chapter.*
  
- 7. **Live in hosts vs. full residence rentals:**
  - a. No amendment at this time, provide Village of Peninsula regulation and/or other resources for Councils general reference
    - i. *Staff will continue to monitor this comment going forward.*