

# THE CITY COUNCIL OF NORTH ROYALTON, OHIO

ORDINANCE NO. 16-94

INTRODUCED BY: Nickell, Kasaris, Antoskiewicz  
Co-Sponsor: Langshaw

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART 14 BUILDING AND HOUSING CODE, BY CREATING A NEW CHAPTER 1485 RESIDENTIAL RENTAL FOR ONE, TWO AND THREE FAMILY DWELLING UNITS, AND AMENDING CHAPTER 214 GENERAL FEE SCHEDULE, SECTION 214.08 FEES IN THE BUILDING AND HOUSING CODE, AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to establish minimum standards necessary to make all residential dwelling structures safe, sanitary, free from fire and health hazards, fit for human habitation and beneficial to the public welfare and 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; and

WHEREAS: It is also necessary to establish 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; and

WHEREAS: It is therefore necessary to amend the Codified Ordinances of the City of North Royalton, Part 14 Building and Housing Code, by creating a new Chapter 1485 Residential Rental for One, Two and Three Family Dwelling Units, and amending Chapter 214 General Fee Schedule, Section 214.08 Fees in the Building and Housing Code; and

WHEREAS: Council desires to provide for these amendments.

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

Section 1. Part 14 Building and Housing Code of the Codified Ordinances of the City of North Royalton is hereby amended by creating a new Chapter 1485 Residential Rental for One, Two and Three Family Dwelling Units which is attached herein as Exhibit A and incorporated as if fully rewritten.

Section 2. Part 2 Administration Code, Chapter 214 General Fee Schedule, Section 214.08 Fees in the Building and Housing Code of the Codified Ordinances of the City of North Royalton is hereby amended by creating a new paragraph (n) which shall read as follows:

***(n) Certificate of Rental Registration: See Section 1485.03***

Section 3. Part 14 Building and Housing Code and Chapter 214 General Fee Schedule of the Codified Ordinances of the City of North Royalton are hereby amended as provided for herein and all other provisions of Part 14 and Chapter 214 shall remain in full force and effect.

Section 4. This Ordinance shall supersede all previously adopted Ordinances in direct conflict herewith.

Section 5. 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 6. 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 establish minimum standards necessary to make all residential rental dwelling structures safe, sanitary, free from fire and health hazards.

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.

/s/ Larry Antoskiewicz  
PRESIDENT OF COUNCIL

APPROVED: /s/ Robert A. Stefanik  
MAYOR

DATE PASSED: June 7, 2016

DATE APPROVED: June 10, 2016

ATTEST: /s/ Laura J. Haller  
DIRECTOR OF LEGISLATIVE SERVICES

First reading suspended  
Second reading suspended  
Third reading June 7, 2016

YEAS: Antoskiewicz, Nickell, Petrusky, Langshaw,  
Marnecheck, Muller, Kasaris

NAYS: none