

ORDINANCE NO. 2015 - 14

**AN ORDINANCE ENACTING ROSSFORD MUNICIPAL
CODE CHAPTER 726, RENTAL DWELLING
REGISTRATION**

WHEREAS, this Ordinance is recommended by the Zoning Regulations and Technology Committee of the Council for the City of Rossford; and

WHEREAS, the Council of the City of Rossford recognizes that the preservation of existing rental housing stock is of tremendous importance. Rental housing provides needed, affordable housing for many and is a valuable asset that must be preserved and maintained. The City has a significant interest in ensuring that rental housing remains a desirable housing option for its citizens; and

WHEREAS, over time rental housing often deteriorates because of intentional and unintentional neglect by property owners, managers and tenants. This deterioration often results in substandard conditions that adversely affect the economic values of neighboring structures, and that are hazardous to the public health and safety. In many cases, property owners choose not to make the necessary repairs because of cost, and tenants do not report the deficiencies out of lack of knowledge or because they fear being evicted for doing so, and

WHEREAS, the public interest demands that all rental housing properties comply with the minimum standards regarding the health and safety of the public. The most effective way to seek universal compliance with the minimum standards is through routine periodic inspections of all rental housing properties. Accordingly, it is the intent of the Rossford City Council to enact the provisions of this chapter as the basis for establishing a rental housing inspection program aimed at securing city-wide compliance of rental housing properties with minimum standards. City-wide compliance will prevent blight and ensure that all persons who live in rental housing units are provided decent, safe and sanitary housing; and

WHEREAS, it is hereby found and declared that there exists in the City of Rossford a number of rental properties which are or may become in the future, substandard with respect to structure, equipment or maintenance; or further that such conditions including but not limited to structural deterioration, lack of maintenance and appearance of the exterior of such buildings, infestation, existence of fire hazards, unsanitary conditions and overcrowding constitute a menace to the peace, health, safety and welfare of the residents of the City. It is further found and declared that by reason of lack of maintenance and because of progressive deterioration, certain properties have the further effect of creating blighting conditions; and if the same are not curtailed and removed, such conditions will grow and spread; and

WHEREAS, The purpose of this chapter is to establish general inspection procedures and minimum maintenance standards necessary to ensure that all residential rental units are safe, sanitary, free from fire and health hazards, fit for human habitation and promote the public welfare. In addition, this chapter establishes minimum standards governing the maintenance of all residential

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In addition, this chapter establishes minimum standards governing the maintenance of all residential rental units and premises in such condition as will not constitute a blighting or deteriorating influence on neighborhoods or the general community; establishes the particular responsibilities of the owners and occupants of residential rental units pertaining to sanitation, repairs and maintenance; establishes general standards for all single-family, two-family and multi-family dwellings used for residential rental purposes; authorizes the inspection of all residential rental units, including any single-family, two-family or multi-family dwellings used for residential rental purposes; establishes enforcement procedures; and establishes penalties for violating the provisions of this chapter; and

WHEREAS, the City of Rossford is authorized to pass this Ordinance pursuant to its police powers and its home rule power; and

NOW THEREFORE, Be It Ordained By The Council Of The City Of Rossford, Wood County Ohio, That:

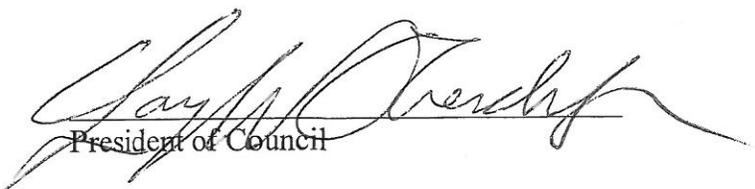
Section 1. Rossford Municipal Code Chapter 726, Rental Property Registration, attached hereto as Exhibit "A", is hereby adopted by the Council for the City of Rossford.

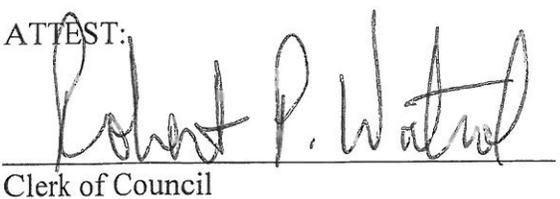
Section 2. All formal actions of Council relating to the adoption of this Ordinance and all deliberations of Council and any of its committees leading to such action were in meetings open to the public in compliance with law.

Council Persons voting aye: Russ, Marquatto, Beckel, Oberdorf, Staszek, Minnstein, Wagoner

Council Persons voting no: _____

Passed this 8th day of June, 2015.


President of Council

ATTEST:

Clerk of Council