



Chronic Nuisance Ordinance Amendments

Law Department

August 3, 2026

Overview of Proposed Amendments

- Commercial Enforcement
- Domestic Violence
- Civil Penalties
- Thresholds for Enforcement
- Timeline for Implementation

Background: What is a Chronic Nuisance?

- Repeated incidents of criminal or nuisance activity at a multi-family property: drugs, disorder, and violence
- When a specific number of criminal incidents occur within a year – An initial notice is issued requiring the owner to submit an abatement plan within 10 days



INITIAL NOTICE OF NUISANCE ACTIVITY

Thursday, March 12, 2026

Re: Warning of Nuisance Activity at [REDACTED]

This letter serves as an initial notice to you, as the owner of the above listed property, that your property is in danger of becoming a chronic nuisance premises under Chapter 761 of the Cincinnati Municipal Code. If an additional nuisance activity occurs more than 13 days from the date of this notice, special charges for the Police Department's enforcement costs will be assessed against you in addition to possible future civil citations and criminal charges. Unpaid charges or citations may become liens on the property.

Due to these nuisance activities, your property has exceeded the limit for nuisance activity provided in Cincinnati Municipal Code Section 761-3(a) and is in danger of becoming a chronic nuisance. Enclosed are the nuisance activities which have occurred on your property.

You are required to present a written nuisance abatement plan within 10 days of receiving this notice. You may submit your plan:

The requirement to provide a written plan to abate nuisance activity is a legal order. Failure to provide a written abatement plan is a misdemeanor of the fourth degree. Furthermore, it is a Class D civil offense to evict a tenant in retaliation for the tenant's complaints or calls to the police regarding nuisance activity.

For any questions, you may contact [REDACTED]. Please include the property address in any message. Thank you for your prompt attention to this matter.

Enclosed: Calls for Police Service to: [REDACTED]
Chronic Nuisance Information & FAQs
Notice to Landlords on the Chronic Nuisance List

Office of the City Solicitor • 801 Plum Street, Suite 214 • Cincinnati, Ohio 45202
P 513 352 3334 • F 513 352 1515 • www.cincinnati-oh.gov



Background: What is a Chronic Nuisance?

The threshold for enforcement is based on a cap in C.M.C. Sec. 761-3:

- (3) When, within a one year period, the following number of nuisance activities has occurred at the premises:
 - (A) Premises with 2 or 3 residential units: 6 nuisance activities
 - (B) Premises with 4 to 19 residential units: 14 nuisance activities
 - (C) Premises with 20 to 39 residential units: 18 nuisance activities
 - (D) Premises with 40 to 119 residential units: 20 nuisance activities
 - (E) Premises with 120 to 199 residential units: 26 nuisance activities
 - (F) Premises with over 200 residential units: 30 nuisance activities

When the cap on criminal activity is exceeded, an initial notice is issued.

Background: What is a Chronic Nuisance?

CINCINNATI POLICE DEPARTMENT CHRONIC NUISANCE INCIDENT REPORT			
CAD INFORMATION			
Officer(s):	3342 - [REDACTED]	CN Report No:	268678 District: CP3
	3342 - [REDACTED]	CAD No:	CPD268619000147
Incident Date:	6/19/2026 2:23:52 AM	Incident Location:	[REDACTED]
Event Description:	Assault (S)	Clearance:	WAR: Warrant Issued
Complainant:	[REDACTED]	Complainant Location:	[REDACTED]
		Complainant Contact Information:	[REDACTED]
Electronic Communications Center Notes (Refer to CAD for full narrative)			
[1] A cellular re-bid has occurred, check the ANI/AU Viewer for details [2] Caller: 5135091210 Wireless Type of Call: WPH2 Lnt: +089.127228 Lon: -084.560952 [3] A cellular re-bid has occurred, check the ANI/AU Viewer for details [4] Problem Description: RP ADV'D LET SUBS MOVE IN W/ HIM...THEY ASSTLD HIM...TOOK HIS KEYS...AND TOOK HIS PH... COMP WANTS THEM GONE AND OUT OF HIS UNIT Chief Complaint: 106, CText: ASSAULT [5] Dispatch Level: 106B15 (PAST ASSAULT (suspect in area)) Response Text: PP or PB			
OFFENSE(S)			
		Yes	No
Did the Incident occur on the property listed under Incident Location?			
Probable cause that one of the offense(s) below occurred before or during the run? (check as many that apply or if none are applicable, check no and initial/date below)			
Assault		X	
Menacing			
Disorderly Conduct			
Disrupting public services			
Truancy			
Curfew Violation			
Discharge of firearm			
Drug sale/use			
Prostitution, including promoting, procuring, soliciting			
Public gaming			
Unauthorized possession sale or discharge of fireworks			
Noise violation			
Loud, dangerous, vicious dog			
Was the offense domestic violence (between married OR co-habitants OR people with a child)?			X
Based on your observations, did the person causing the nuisance activity have a physical or mental impairment that is substantial and contributed to the incident?			X
Was a resident/tenant a victim of the offense?		X	
OFFENSE NOTES (possible tenants, unit or suspect information)			
VICTIM WAS ASSAULTED BY TWO MALES. ONE WAS ABLE TO BE IDENTIFIED AND WARRANT WAS ISSUED.			

Officer Initials: AP

Report Date: 7/16/26



- If an additional nuisance activity occurs within 13 days of the initial notice, the premises is a chronic nuisance.
- The City may start to issue fines and fees.

Background: Abatement Plans

- Abatement plan – if a plan is submitted and followed, the City does not take punitive action
- What's an abatement plan? A written plan designed to abate the nuisance activity (screening techniques, lease amendments, lease enforcement, physical changes to the property, etc.)
- Abatement plan must be renewed every 6 months if the nuisance activities for the property have not reduced below the threshold

Proposed Amendment: Commercial Enforcement

- Proposed 2026 amendment would expand enforcement to commercial properties.
- What kind of commercial properties? Places of assembly.
- What does that include? Restaurants, bars, nightclubs, etc.
- What is excluded? Anything else (convenience stores, vacant lots, retail, office, etc.)

Proposed Amendment: Domestic Violence Exemption

Violence Against Women Act of 1994 prohibits evicting or terminating assistance to victims of domestic violence, dating violence, sexual assault, and stalking for incidents related to an individual's victimization.

- 42 U.S.C. § 41411



U.S. Department of Justice

Civil Rights Division

Washington, D.C. 20530

August 15, 2024

Dear Colleague:

The Justice Department (Department) is committed to working with our state and local partners in law enforcement and government to keep our communities safe while promoting fair access to housing.¹ To advance that goal, this letter highlights rental housing protections under federal law and provides information for law enforcement agencies and state and local governments on the application of federal law to certain programs, policies, and ordinances often referred to as “crime-free” or “nuisance” programs.

These programs have different features. They may, for example, encourage or require landlords to:

- evict, or impose other adverse housing consequences on, tenants and households based on tenants’ or guests’ alleged criminal activity, including through “crime-free” addenda to leases,²
- impose blanket rejections of rental housing applicants if background screening shows a criminal history or past calls for emergency or law enforcement assistance,³ or
- evict, or impose other adverse housing consequences on, tenants and households based on calls for emergency or law enforcement assistance.⁴

Proposed Amendment:

Updates to Civil Penalties

(2) — Whenever a premises owner, occupant, or operator has been billed on ~~three or more than one separate dates within a two-year period~~ beginning with the date of the nuisance activity that is the subject of the first bill for enforcement sent to the premises owner, occupants, or operator for that specific premises, the police chief or ~~his or her~~ police chief's designee shall issue a Class E citation to the premises owner, occupant, or operator as follows: with every bill after the first bill. The citation shall be reduced by fifty percent for correction of the violation within the time to appeal.

(A) — ~~For the fourth bill within a two-year period, a citation of \$500.00 shall be imposed;~~

(B) — ~~For the fifth bill within a two-year period, a citation of \$1,000.00 shall be imposed;~~

(C) — ~~For the sixth bill within a two-year period, a citation of \$1,500.00 shall be imposed;~~

(D) — ~~For the seventh bill within a two-year period, a citation of \$5,000.00 shall be imposed;~~

(E) — ~~For each bill after the seventh bill within a two-year period, a citation of \$10,000 shall be imposed.~~

- Shortens time to issue from six months (at the soonest) to three months
- Standardizes fine amount to \$1,250

Proposed Amendment:

Thresholds for Enforcement

- (3) When, within a one-year period, an excessive and disproportionate the following number of nuisance activities has occurred at the a multi-family premises or commercial premises as determined by the police chief or the police chief's designee but not less than four standard deviations from the mean of the number of nuisance activities at similar multi-family premises or commercial premises. Similar multi-family premises shall mean the following classification of units that contains the number of units at the premises:
- (A) ~~Premises with 2 or 3 residential units: 6 nuisance activities~~
 - (B) ~~Premises with 4 to 19 residential units: 14 nuisance activities~~
 - (C) ~~Premises with 20 to 39 residential units: 18 nuisance activities~~
 - (D) ~~Premises with 40 to 119 residential units: 20 nuisance activities~~
 - (E) ~~Premises with 120 to 199 residential units: 26 nuisance activities~~
 - (F) ~~Premises with eOver 200 residential units: 30 nuisance activities~~

- Allows administration to adjust thresholds more frequently without legislation

Implementation of Proposed Amendments

	Current Threshold (Cnt)	2 SDs Threshold (Cnt)	3 SDs Threshold (Cnt)	4 SDs Threshold (Cnt)
Residential	137 cases	345 cases	176 cases	115 cases

Addition of commercial will bring current cases up to over 180 cases.

- Current staffing is .75 of an employee (FTE)
 - 1 FTE in the Police Department: crime analyst
 - 2 FTE in Law Department: attorney and administrative specialist.
- In anticipation of additional cases – administrative support must be added to bring capacity up to 1 FTE

Questions?