

City of Cincinnati

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An Ordinance No. _____ - 2018

MODIFYING the provisions of Title VIII, "Business Regulations," of the Cincinnati Municipal Code, by **ORDAINING** new Chapter 856, "Short Term Rentals," in order to authorize operation of short term rentals in the City.

WHEREAS, advances in technology have enabled residential property owners and residents in Cincinnati to connect with potential renters in need of short term accommodations through the use of short term rental websites or other platforms; and

WHEREAS, residents and property owners can earn supplemental income through short term rentals, and the rentals increase tourism, provide access to the City for people who might not otherwise visit, and showcase neighborhoods that tourists may not often visit; and

WHEREAS, Council desires to authorize short term rental activity in the City in order to encourage free enterprise and to allow owners and residents to use their property as they choose, within the parameters of existing and applicable laws, codes, and regulations; and

WHEREAS, short term rentals do not meet existing definitions of rental property or lodging in the Cincinnati Municipal Code, so it is necessary to define certain terms and to clearly authorize that residents and owners may hold out their residential property for short term rental; now, therefore,

BE IT **ORDAINED** by Council of the City of Cincinnati, State of Ohio:

Section 1. That Chapter 856, "Short Term Rentals," of Title VIII, "Business Regulations," of the Cincinnati Municipal Code is hereby ordained to read as follows:

Chapter 856 - SHORT TERM RENTALS

Sec. 856-1. - Definitions.

For the purpose of this chapter the words and phrases defined in this section shall have the meanings respectively ascribed to them, unless a different meaning is clearly indicated by the context.

Sec. 856-1-O. - Operator.

"Operator" means any person who offers a short term rental or holds a short term rental out to the public for rental.

Sec. 856-1-S. - Short Term Rental.

“Short Term Rental” means:

- (a) Any residential dwelling unit or part thereof;
- (b) Offered or held out to the public for rent as a dwelling, lodging, rooming unit, or sleeping or transient accommodation on a hosting website, web or mobile application, or other online platform through which short term rentals are listed, advertised, solicited, or otherwise held out for rent; and
- (c) For a duration of occupancy of less than thirty consecutive days.

Sec. 856-3. - Applicability.

This chapter applies to all short term rentals located in the city of Cincinnati and all operators of short term rentals conducting business in the city of Cincinnati.

Sec. 856-5. - Requirements for Short Term Rentals.

- (a) Any owner of a residential dwelling unit and persons authorized by the owner of the unit may operate the unit as a short term rental without the need for registration or licensing provided the short term rental is otherwise operated in compliance with applicable federal, state, and local laws, regulations, ordinances, including applicable building codes, zoning codes, housing codes, and fire codes.
- (b) The operator of a short term rental shall prominently display, on the primary façade or entrance of the short term rental unit, an advisory in the form prescribed by the city manager or his or her designee indicating the following information:
 - (i) Contact information for the operator or, if the operator is not a natural person, a natural person responsible for managing the operation of the short term rental;
 - (ii) Contact information for the police department and fire department that serve the area in which the short term rental is located;
 - (iii) The location of all means of egress from the short term rental; and
 - (iv) A list activities and behaviors prohibited by city law that tend to be associated with the operation of short term rentals.

Section 2. That the proper City officials are hereby authorized to take all actions necessary and proper to implement the provisions of this ordinance.

Section 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2018

John Cranley, Mayor

Attest: _____
Clerk