

CITY OF STRUTHERS
Ordinance

NO. 25-003

***AN ORDINANCE AMENDING CHAPTER 1385 SECTION 1385.04 OF THE
CODIFIED ORDINANCES OF STRUTHERS, OHIO TO REVISE THE
REGULATIONS CONCERNING RESIDENTIAL RENTAL PROPERTY, AND
DECLARING AN EMERGENCY.***

WHEREAS, the City of Struthers (the “City”) has experienced an increase in the occurrence of substandard maintenance, unsafe conditions, and public nuisances in residential rental property, especially those owned by absentee landlords;

WHEREAS, the purpose of Chapter 1385.04 of the Codified Ordinances of Struthers, Ohio is to provide for the protection of the public health, safety and welfare of the residents of the City by establishing requirements for owners of residential rental property in the City; and

WHEREAS, this Council is satisfied that there is good cause to amend Chapter 1385 to revise the requirements of owners of residential rental property, that such revisions will not be detrimental to the general interest, and that such revisions should be authorized.

WHEREAS: Chapter 1385.04 of the Codified Ordinances of the City of Struthers, Ohio currently read as follows:

1385.04 Residential Rental License

- (a) As a condition of exercising the privilege of renting or leasing Residential Rental Property, any Owner who uses his/her dwelling, unit, property or premises as Residential Rental Property at any time after January 1, 2020 shall annually register the Residential Rental Property with the City by obtaining a Residential Rental License from the Safety Service Director and/or Code Enforcement Director.
- (b) If the dwelling, unit, property or premises is not being used as Residential Rental Property on January 1, 2020, the Owner shall obtain a Residential Rental License at least thirty (30) days before using his/her dwelling, unit, property or premises as Residential Rental Property. If the dwelling, unit, property or premises is being used as Residential Rental Property on January 1, 2020, the Owner shall obtain a Residential Rental License by January 31, 2020.
- (c) An application for a Residential Rental License shall be made to the Safety Service Director on forms supplied by him, which shall contain the following information:
 - 1. The street address or other identifying characteristics of the Residential Rental Property.
 - 2. The name, phone number and address of the Owner, Local Property Manager and Local Responsible Agent, if required by § 1385.06.
 - 3. The signature of Owner.
 - 4. Any other information required by the Safety Service Director or Code Enforcement Director.
- (d) The Safety Service Director or Code Enforcement Director shall issue a Residential Rental License to the Owner who has submitted a completed application and the Registration Fee.

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(f) The Owner shall pay the Registration Fee and Registration Renewal Fee. The Owner shall not require the Tenant to pay the Registration Fee or Registration Renewal Fee.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Struthers, Ohio, $\frac{3}{4}$'s of all members elected thereto concurring:

SECTION 1: Chapter 1385.04 of the Codified Ordinances of the City of Struthers, Ohio shall be, and hereby is, repealed in its current form and is amended to read as follows:

1385.04 Residential Rental License

- (a) As a condition of exercising the privilege of renting or leasing Residential Rental Property, any Owner who uses his/her dwelling, unit, property or premises as Residential Rental Property at any time after January 1, 2020 shall annually register the Residential Rental Property with the City by obtaining a Residential Rental License from the Safety Service Director and/or Code Enforcement Director.
- (b) If the dwelling, unit, property or premises is not being used as Residential Rental Property on January 1, 2020, the Owner shall obtain a Residential Rental License at least thirty (30) days before using his/her dwelling, unit, property or premises as Residential Rental Property. If the dwelling, unit, property or premises is being used as Residential Rental Property on January 1, 2020, the Owner shall obtain a Residential Rental License by January 31, 2020.
- (c) An application for a Residential Rental License shall be made to the Safety Service Director on forms supplied by him, which shall contain the following information:
 - 1. The street address or other identifying characteristics of the Residential Rental Property.
 - 2. The name, phone number and address of the Owner, Local Property Manager and Local Responsible Agent, if required by § 1385.06.
 - 3. The signature of Owner.
 - 4. Any other information required by the Safety Service Director or Code Enforcement Director.
- (d) The Safety Service Director or Code Enforcement Director shall issue a Residential Rental License to the Owner who has submitted a completed application and the Registration Fee.
- (e) All Residential Rental Licenses shall expire **365 days from the date of issue**. A Residential Rental License shall be renewed each year upon the payment of a Registration Renewal Fee.
- (f) The Owner shall pay the Registration Fee and Registration Renewal Fee. The Owner shall not require the Tenant to pay the Registration Fee or Registration Renewal Fee.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were passed in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements

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SECTION 3: A delay in the effective date of this Ordinance will result in detriment to the economic health, safety and welfare of the Struthers community at large. Accordingly, this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, health, safety and welfare of the City and shall therefore be in full force and effect from and immediately upon its passage and approval by the Mayor.

PASSED IN COUNCIL THIS 15th DAY OF January, 2025.


CLERK OF COUNCIL


MICHAEL S. PATRICK
PRESIDENT OF COUNCIL

FILED WITH THE MAYOR THIS 15th DAY OF January, 2025.


CLERK OF COUNCIL

APPROVED BY THE MAYOR THIS 15th DAY OF January, 2025.


MAYOR

POSTED ON STRUTHERS CITY WEBSITE & STRUTHERS SOCIAL MEDIA

DATE: January 16, 2025


CLERK OF COUNCIL