

ORDINANCE NO. 09-2023

By:

AN ORDINANCE amending Section 1173.01 Certificate of Code Compliance of the Lakewood Codified Ordinances to require inspection and certification of all properties formally owner-occupied that become rental properties.

WHEREAS, Lakewood has nearly 3,000 rental units; and

WHEREAS, currently, rental units are not subject to a certificate of code compliance; and

WHEREAS, requiring inspection and certification of new rentals in the City of Lakewood will better ensure that rental housing stock is well maintained and meets code requirements; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKEWOOD:

Section 1. That section 1173.01 Certificate of Code Compliance, of the Lakewood Codified Ordinances, currently reading as follows:

1173.01 CERTIFICATE OF CODE COMPLIANCE REQUIRED.

A certificate of code compliance shall be obtained from the Commissioner for any of the following:

- (a) Use and occupancy of a building hereafter erected or structurally altered.
- (b) A change in use of an existing building to a use of a different district classification under this *Code*.
- (c) Use and occupancy of vacant land or change in use of land.
- (d) Any change in the use of a non-conforming use.
- (e) Any change of tenants of a retail unit.
- (f) Any change in the ownership of a rental dwelling pursuant to Section 1306.53.

No such occupancy, use or change of use shall take place until a certificate of code compliance has been issued by the Commissioner.

is hereby repealed.

Section 2. That new section 1173.01 Certificate of Code Compliance, is hereby enacted to read as follows:

1173.01 CERTIFICATE OF CODE COMPLIANCE REQUIRED.

A certificate of code compliance shall be obtained from the Commissioner for any of the following:

- (a) Use and occupancy of a building hereafter erected or structurally altered.
- (b) A change in use of an existing building to a use of a different district classification under this *Code*.
- (c) Use and occupancy of vacant land or change in use of land.
- (d) Any change in the use of a non-conforming use.
- (e) Any change of tenants of a retail unit.
- (f) Any change in the ownership of a rental dwelling pursuant to Section 1306.53.
- (g) **Any change in the use of a property from an owner-occupied property to a rental property.**

No such occupancy, use or change of use shall take place until a certificate of code compliance has been issued by the Commissioner.

Section 3. 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 including R.C. Section 121.22.

Adopted: _____

John Litten, President of Council

Maureen M. Bach, Clerk of Council

Approved: _____

Meghan F. George, Mayor