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City of Willoughby Hills

Council
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ORDINANCE NO. 2025-034

AN ORDINANCE EXTENDING THE TEMPORARY MORATORIUM ON THE OPERATION OF ANY SHORT TERM RESIDENTIAL REAL ESTATE RENTALS IN THE CITY OF WILLOUGHBY HILLS FOR AN ADDITIONAL PERIOD OF TIME NOT TO EXCEED ONE HUNDRED EIGHTY (180) DAYS FROM THE EFFECTIVE DATE OF THIS ORDINANCE, AND DECLARING AN EMERGENCY.

WHEREAS, on December 12, 2024, the City of Willoughby Hills Council passed Ordinance No. 2024-064 imposing a temporary moratorium of one hundred eighty (180) day until June 10, 2025, on the operation of any short-term real-estate rentals in the City; and

WHEREAS, in furtherance of the plan to review the law in this area, the Administration recommends an extension of the moratorium until December 7, 2025, to provide sufficient additional time for new legislation, if necessary, to be adopted and take effect before the expiration of the moratorium period; and

WHEREAS, Council agrees with the Administration that such an extension is necessary to continue to fully review any applicable sections of its Codified Ordinances and any applicable and newly developing state law and thereby ensure the City regulates these uses in a reasonable and practical manner so as to protect both the rights of the property owners, their neighbors, and the City's residential neighborhoods.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO THAT:

SECTION 1. Council hereby extends the temporary moratorium on the operation of any short term (less than thirty days (30)) residential real estate rental to a non-occupant owner within any residentially zoning district in the City of Willoughby Hills until December 7, 2025, in order to allow Willoughby Hills City Council to review applicable Ohio statutes, case law, community outreach, planning and zoning concerns, other municipalities' ordinances and the additional input relative to possible regulations as to this subject matter.

SECTION 2. Whoever violates this Ordinance is guilty of a misdemeanor of the first degree and shall be subject to the penalty imposed in Section 501.99 of the City of Willoughby Hills Codified Ordinances. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 3. All the actions of this Council concerning and relating to the passage of this legislation were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were held in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby Hills.

SECTION 4. This Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the Municipality and its inhabitants, and for the necessity to extend this temporary moratorium so as to enable the City to quickly and responsibly begin to study, analyze, and review regulations related to short-term (less than thirty (30) days) residential real estate rentals for the reasons set forth in the Recitals of this Ordinance and Ordinance No. 2024-064; therefore, upon receiving the affirmative vote of at least two-thirds of all members of Council, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED: May 22, 2025



Michael Kline
President of Council

Submitted to the Mayor for his approval on this 22nd day of May, 2025

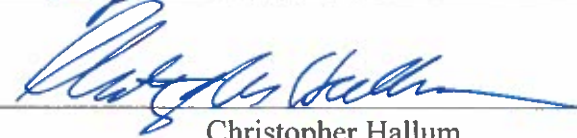
Approved by the Mayor

May 22, 2025

ATTEST:



Nicholas Aiello
Clerk of Council



Christopher Hallum
Mayor