

CITY OF BEDFORD, OHIO

ORDINANCE NO. 070-25

AN ORDINANCE AMENDING ORDINANCE NO. 089-23 REGARDING SECTION 1311.32 “CERTIFICATE OF INSPECTION FOR RENTAL UNIT; FEES,” (A) TO CLARIFY THAT THE FEES CHARGED ARE IN DIRECT RELATION TO THE COST THAT THE CITY INCURRED IN PROVIDING THE SERVICES AND DECLARING AN EMERGENCY

WHEREAS, a question has been raised whether the fees charged are in direct relation to the cost of service provided, and

WHEREAS, at the time of passage of Ordinance No. 089-23, a study was conducted by accommodating the costs included to justify the fees, and

WHEREAS, the City documented the study and reaffirmed that the fees charged are in direct correlation to the cost of service provided documented in an August 12, 2025, memo from the City Finance Director.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bedford, County of Cuyahoga, and the State of Ohio:

Section 1. That Council hereby amends Section 1311.32 “Certificate of Inspection for Rental Unit; Fees” (a) to clarify that the fees charged are in direct correlation to the cost to read as follows:

(a) An application for a Certificate of Rental License as described in Section 1311.31 of the Codified Ordinances shall be required for each single or multi-family dwelling unit(s) not occupied by said owner(s). Applications shall be submitted to the Building Commissioner at the beginning of each calendar year and shall be accompanied by a non-refundable fee established for the purpose of subsidizing the cost of periodic inspections in the amount of one hundred fifty dollars (\$150.00) for a single family dwelling, one hundred fifty dollars (\$150.00) for a two-family dwelling or one hundred fifty dollars (\$150.00) for a three-family dwelling structure. For four or more dwelling units this yearly fee shall be fifty dollars (\$50.00) per each dwelling unit. The deadline to submit yearly rental license applications and corresponding fees is March 1st; payments received after this date will be doubled.

Section 2. That said section is hereby amended in accordance with the proposal for the schedule attached herein and incorporated by reference, effective January 1, 2024.

Section 3. That the actions of this Council concerning and relating to the passage of this legislation were adopted 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 Section 121.22 of the Ohio Revised Code.

Section 4. Said Ordinance is hereby determined to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the City of Bedford, Ohio, and for further reason, it is necessary to immediately clarify the fees charged in direct relation to the cost incurred by the city.

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WHEREFORE, this Ordinance shall take effect and be in force from and after the earliest date permitted by law.

1st Rdg.: 10/6/25

2nd Rdg.: 10/20/25

Stanley C. Koci, Mayor-President of Council

Tracy M. Simons, CMC, Clerk of Council

Prepared and approved as to legal content by: _____
John J. Montello, Law Director

PASSED: _____

FAILED: _____