

ORDINANCE NO. 2026-23

Introduced by: William Biddlecombe

AN ORDINANCE DECLARING A MORATORIUM ON THE ISSUANCE OF NEW TRANSIENT RENTAL REGISTRATION CERTIFICATES AND DECLARING AN EMERGENCY.

WHEREAS, on March 23, 2021, the City of Huron ("City") adopted amended Codified Ordinance Chapter 1369, Transient Rental Property, to regulate the practice of private residential properties being predominantly used for business purposes by being repeatedly rented to transient guests for periods of time of less than thirty (30) days; and

WHEREAS, subsequent to the enactment of amended Chapter 1369, additional issues arose with the implementation of Chapter 1369 and use of residential property as Transient Rental Property ("TRP") and the burden placed upon neighboring properties and residents of the City; and

WHEREAS, sections of Chapter 1369 were amended on August 10, 2021 and February 25, 2025, to address these and other issues with the use of residential properties as TRPs; and

WHEREAS, more than five (5) years have passed since the enactment of amended Chapter 1369 and additional issues have arisen regarding the implementation, enforcement, and use of residential properties for TRP purposes; and

WHEREAS, the City is in the process of reviewing Chapter 1369 to address any issues involving the use of residential property for TRP purposes in order to further the City's interest in promoting the health, safety, and general welfare of the City and its constituents; and

WHEREAS, pursuant to the Ohio Constitution and the Charter of the City of Huron, the City has powers of local self-governance to enact ordinances governing the operation and placement of business and the zoning and use of property within its borders as may be found necessary or desirable to promote the public health, safety, morals, convenience, and the general welfare of the community; and

WHEREAS, until such time as the City has adopted an amended and revised Chapter 1369 to further regulate residential properties as TRPs and address the effect TRP use has on neighboring properties and residents of the City, Council has determined that it is necessary to enact a moratorium of up to one (1) year on the receipt of applications for or the issuance of new Transient Rental Registration Certificates to permit TRP use, and no properties not currently possessing a valid Transient Rental Registration Certificate shall be used as a TRP; and

WHEREAS, the moratorium imposed herein is not intended to be and shall not operate as a moratorium on any properties currently being operated as TRPs prior to the effective date of this ordinance provided that the use of such properties as TRPs must be demonstrated to the satisfaction of the City and such operation is in full compliance with all other ordinances and requirements currently in effect in the City; and

WHEREAS, as set forth in Section 3.04 of the Charter for the City of Huron, this Council by a vote of at least five of its members determines that this Ordinance is an emergency measure, that it shall take effect immediately, and that it is necessary for the immediate preservation of the public peace, health, safety, and public welfare of the community.

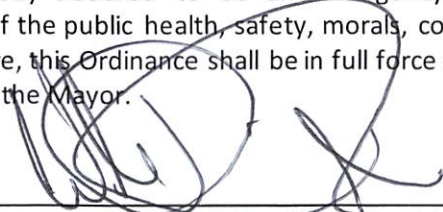
**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF
THE CITY OF HURON, OHIO:**

Section 1: That Council hereby imposes a moratorium of no more than one (1) year from the effective date of this Ordinance upon the new use of residential property as Transient Rental Property and no person may offer, list, advertise, or otherwise promote the use of any residential property as a Transient Rental Property when such use did not exist prior to the date of this Ordinance.

Section 2: That any property with a valid Transient Rental Registration Certificate as of the date of this Ordinance is not affected thereby and may continue to operate as a Transient Rental Property provided that the owner of such property stays in compliance with all applicable City Ordinances and generally applicable health, building, and safety codes

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance 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 actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: That this Ordinance is hereby declared to be an emergency measure, the emergency being the immediate preservation of the public health, safety, morals, convenience, and the general welfare of the community. Therefore, this Ordinance shall be in full force and effect from and immediately after passage and approval by the Mayor.



William Biddlecombe, Vice-Mayor

ATTEST: 
Clerk of Council
11 AUG 2026
ADOPTED: _____

