

ORDINANCE NO. 2025 - 60

AN ORDINANCE ESTABLISHING SECTION 1195.031 OF THE CODIFIED ORDINANCES OF THE CITY OF PARMA HEIGHTS, AND DECLARING AN EMERGENCY

WHEREAS, the City of Parma Heights is committed to preserving the safety, health, and welfare of its residents and maintaining the integrity of its neighborhoods; and

WHEREAS, short-term rental properties have been identified as a source of increased incidents of crimes, noise disturbances and occupancy violations in other cities, thereby raising concerns about the impact on public safety and neighborhood quality of life; and

WHEREAS, the City has concerns regarding potential disruptions and nuisances associated with certain short-term rental properties, which can lead to diminished values and the diminishment of the overall health, safety, and welfare of the community; and

WHEREAS, the City believes that it is in the best interest of the community to prohibit the operation of short-term rentals within the City of Parma Heights, Ohio.

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

Section 1: That this Council does hereby establish Section 1195.031 of the Parma Heights Codified Ordinances, which read in its entirety as set forth in "Exhibit A", attached hereto and incorporated by reference as if fully rewritten.

Section 2: This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of the Council and any of its Committees comprised of a majority of the members of the Council that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 3: This Council declares this Ordinance to be an emergency measure necessary for the immediate preservation of the public health, peace, and safety of this Municipality, and for the further reason that action is necessary to maintain the peaceful enjoyment of neighborhoods and property values of the Municipality; wherefore, it shall be in full force and effect immediately after its passage by Council and approval by the Mayor.

PASSED: November 24, 2025

Thomas Rounds
PRESIDENT OF COUNCIL

ATTEST: Barbara Allen
CLERK OF COUNCIL

November 24, 2025
APPROVED

FILED WITH
THE MAYOR: November 24, '25

MRLG
MAYOR MARIE GALLO

Exhibit A

Section 1195.031

SHORT-TERM RENTAL PROHIBITION.

(a) No person shall operate, let, rent, list, advertise, or otherwise make available, any rental dwelling in any district in the Municipality for the purpose of a short-term rental.

(b) Definitions.

(1) "Short-term rental" shall be defined as the right to use, occupy or possess, or the actual use, occupancy or possession, of a rental dwelling through a rental for temporary, transient occupancy for dwelling, sleeping, lodging, or entertaining others for a period of less than thirty (30) continuous days.

(2) "Municipality" shall mean the City of Parma Heights, Ohio.

(c) Upon reasonable suspicion of a violation of this section and a demand by a police officer or building inspector of the Municipality, the occupant and/or person in charge of a rental dwelling shall be required to immediately produce a copy of the rental agreement or lease for any rental dwelling in any zoning district in the Municipality.

(d) Whoever violates this section shall be a misdemeanor of the first degree. Each day of violation in which a property is utilized as a short-term rental shall be considered a separate offense.