

AN ORDINANCE DELETING SECTIONS 1504.05 “OPERATOR REQUIRED”; 1504.06 “REGISTRATION OF RENTAL UNITS”; 1504.07 “TRANSFER OF REGISTRATION” AND 1504.08 “NOTICE OF INSPECTION” IN THEIR ENTIRETY AND CREATE NEW SECTION 1504.05 “REQUIRING THE LICENSING OF LANDLORDS, THE ADOPTION OF MINIMUM LEASE STANDARDS, THE DEFINITION OF “NEIGHBORHOOD INTEGRITY VIOLATIONS” AND THE ESTABLISHMENT OF NEIGHBORHOOD CONCILIATION PROCEDURES FOR RESIDENTIAL RENTAL PROPERTY” IN CHAPTER 1504 “REGULATIONS FOR DWELLING UNITS”; TITLE TWO “HOUSING MAINTENANCE CODE”; PART FIFTEEN “PROPERTY MAINTENANCE CODE” OF THE CODIFIED ORDINANCES OF THE CITY OF FAIRLAWN EFFECTIVE JANUARY 1, 2015

WHEREAS, the City of Fairlawn has hundreds of apartments and other residential properties being rented by tenants; and

WHEREAS, the upkeep of these rental properties is essential to maintaining safe neighborhoods and protecting property values; and

WHEREAS, the City of Fairlawn believes that persons convicted of certain types of criminal offenses have engaged in behavior that adversely affects the value of real property in the City; and

WHEREAS, the public health and welfare of the City of Fairlawn would be protected by requiring those persons or entities which offer residential property for rent in the City to be licensed and to meet other minimum standards; and

WHEREAS, the City believes that a program of neighborhood conciliation meetings will help to maintain property values.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRLAWN, STATE OF OHIO THAT:

Section 1: Sections 1504.05 “OPERATOR REQUIRED”; 1504.06 “REGISTRATION OF RENTAL UNITS”; 1504.07 “TRANSFER OF REGISTRATION” and 1504.08 “NOTICE OF INSPECTION” be deleted in their entirety.

~~1504.05 OPERATOR REQUIRED.~~

~~—(a) The owner of a dwelling who does not reside in, have a place of business in, or have a street mailing address in Summit County or a contiguous county thereof shall have an operator who resides in, has a place of business in or has a street mailing address in Summit County or a contiguous county thereof.~~

~~1504.06 REGISTRATION OF RENTAL UNITS.~~

~~—(a) Registration Required. An owner or operator shall register with the City of Fairlawn, all rental units that the owner owns, or the operator operates, within the City no later than January 1 of each year, and upon the completion of transfer of title to a premises or dwelling, including the vendee in a land contract.~~

~~—(b) Registration Form. The registration form shall include, for all of the rental units the owner owns or the operator operates:~~

- ~~—(1) The total number of rental units;~~
- ~~—(2) The number of premises and/or sites;~~
- ~~—(3) The number of rental units on each premises and in each building used for residential purposes;~~

- ~~— (4) The identification number or letter of all rental units on each premises and in each building used for residential purposes;~~
- ~~— (5) Information concerning the owner, which shall include:
 - ~~— A. If the owner is one (1) or more individuals or a sole proprietorship, the owner's name, address, date of birth and telephone number;~~
 - ~~— B. If the owner is a partnership:
 - ~~— 1. The name, address, tax identification number and telephone number of the partnership; and,~~
 - ~~— 2. The name, address, date of birth and telephone number of one (1) of the general partners and the property manager.~~~~
 - ~~— C. If the owner is a corporation:
 - ~~— 1. The name, address, telephone number and charter number of the corporation;~~
 - ~~— 2. The name, address and telephone number of the corporation's statutory agent; and~~
 - ~~— 3. The name, address, date of birth and telephone number of one (1) of the officers and the property manager.~~~~
 - ~~— D. If the owner is a trust:
 - ~~— 1. The name, address and telephone number of the Grantor; and~~
 - ~~— 2. The name, address, date of birth and telephone number of one (1) of the trustees and the property manager.~~~~~~
- ~~— (6) Such other information as the City of Fairlawn shall determine appropriate.~~
- ~~— (c) Information Regarding an Operator. If the owner has an operator that is not the owner, then the registration form shall include, in addition to the information required by subsection (b) hereof, information concerning the operator, which shall include:
 - ~~— (1) If the operator is one (1) or more individuals or a sole proprietorship, the owner and operator's name, address, date of birth and telephone number;~~
 - ~~— (2) If the owner is a partnership:
 - ~~— A. The name, address, tax identification number and telephone number of the partnership; and~~
 - ~~— B. The name, address, date of birth and telephone number of one (1) of the general partners.~~~~
 - ~~— (3) If the owner is a corporation:
 - ~~— A. The name, address, telephone number and charter number of the corporation;~~
 - ~~— B. The name, address and telephone number of the corporation's statutory agent; and~~
 - ~~— C. The name, address, date of birth and telephone number of one (1) of the officers.~~~~
 - ~~— (4) If the owner is a trust:
 - ~~— A. The name, address and telephone number of the Grantor; and~~
 - ~~— B. The name, address, date of birth and telephone number of one (1) of the trustees.~~~~~~
- ~~— (5) Such other information as the City of Fairlawn shall deem appropriate.~~
- ~~— (d) Duty to Register. No owner or operator shall fail to register, all rental units that the owner owns or the operator operates within the City of Fairlawn.~~
- ~~— (e) Change in Circumstances. Any change in circumstances that affects the accuracy of the information on the registration form previously submitted to the City of Fairlawn shall be updated by the owner or operator, in writing, and delivered to the City of Fairlawn in care of the Residential Chief Building Official within thirty (30) days of the effective date of said change.~~
- ~~— (f) Informing the City of Fairlawn of Change. No owner or operator of a premise shall fail to contact the City of Fairlawn, in writing, within thirty (30) days of any change of information that is required on the registration form in order to update the information on the registration form.~~
- ~~— (g) Fee for Updating. No fee shall be imposed for the updating of information on the registration form.~~
- ~~— (h) Registration Fee. See Ordinance 2009-089 as may be amended from time to time establishing the City of Fairlawn Building and Zoning Department Fee Schedule.~~
- ~~— (i) Changes within Registration Period. If the owner/operator becomes the owner or operator of additional rental units between registration periods, a minimum fee of ten dollars (\$10.00) with a maximum additional fee, if any, based on the fees established in this subsection, shall be imposed.~~

- ~~(j) Validity of Registration. A registration form shall be valid for one (1) year unless and until:~~
- ~~(1) The owner or operator furnishes false information to the City of Fairlawn in the registration form; or~~
 - ~~(2) A transfer of title to a premises or dwelling has been completed.~~
- ~~(k) Responsibilities When Transferring a Premises or Dwelling. No person, including an operator, owner, purchaser, escrow agent or real estate agent/realtor shall participate in a transfer of title to or disperse proceeds from a transfer of title to, a premises or dwelling with rental unit(s), without having in escrow with the escrow agent handling the transfer of title to the premises or dwelling, a copy of a registration form completed by the purchaser of the premises or dwelling, and the required registration fee and directing the escrow agent to file the registration with the City of Fairlawn.~~

~~1504.07 TRANSFER OF REGISTRATION.~~

- ~~(a) A prior registration on file with the City of Fairlawn shall not be transferred to the purchaser of rental units and shall be void as to the new owner upon the completion of a transfer of title to the premises~~

~~1504.08 NOTICE OF INSPECTION.~~

- ~~(a) By filing an application for registration under this Part, an applicant shall be deemed to have consented to the inspection of dwelling units owned and/or operated by said applicant within the City of Fairlawn for which a complaint is received by the Residential Chief Building Official or his designee and upon seven (7) days written notice to the registrant, the Residential Chief Building Official may enter upon and inspect the premises accordingly.~~

Section 2: Section 1504.05 “LICENSING OF LANDLORDS, THE ADOPTION OF MINIMUM LEASE STANDARDS, THE DEFINITION OF “NEIGHBORHOOD INTEGRITY VIOLATIONS” AND THE ESTABLISHMENT OF NEIGHBORHOOD CONCILIATION PROCEDURES FOR RESIDENTIAL RENTAL PROPERTY” is hereby created and enacted, to be effective January 1, 2015, and shall read as follows:

1504.05 LICENSING OF LANDLORDS, THE ADOPTION OF MINIMUM LEASE STANDARDS, THE DEFINITION OF “NEIGHBORHOOD INTEGRITY VIOLATIONS” AND THE ESTABLISHMENT OF NEIGHBORHOOD CONCILIATION PROCEDURES FOR RESIDENTIAL RENTAL PROPERTY

(a) Landlord License Required. Any owner, agent, person or entity desiring to receive income from the rental of an apartment, house or other residential dwelling unit must possess a Landlord License before receiving rental income. Group homes are not subject to the requirements of this Section.

(b) Forfeiture of Rental Income in Absence of Landlord License. No owner, agent, person or entity shall receive rental income unless said owner, agent, person or entity is in possession of a valid Landlord License. The City may seek forfeiture of any rental income received by any owner, agent, person or entity who does not possess the Landlord License required herein at the time rental income is received.

(c) Duration of Landlord License. A Landlord License shall be valid for one year, after which a new application and fee must be submitted to the City.

(d) Standards for Issuance of Landlord License. The City shall issue a Landlord License to any person or entity which submits a verified application, pays the required fee in Section (e), and who meets the following standards:

- (1) Provides a complete list of the addresses of all residential rental properties from which the applicant is receiving rental income anywhere in Ohio at the time of the application;**

- (2) Certifies that the applicant has not been fined or ordered by a court to take maintenance or repair action with regard to a residential rental property in the State of Ohio;
- (3) Certifies that none of the residential rental properties owned by the applicant in the State of Ohio have been the subject of any enforcement action brought in any housing court, municipal court or other court.
- (4) Provides the City with an address at which the applicant agrees to accept any mail sent by the City;
- (5) Agrees to attend such Landlord Training as may be required by the City of Fairlawn;
- (6) Agrees to participate in any Conciliation Meeting that may be scheduled by the Law Director;
- (7) Agrees to require tenants to sign a written lease containing the minimum requirements of this Chapter;
- (8) Agrees to allow inspection by the City of the exterior and all common areas of any building owned, managed or rented by the applicant;
- (9) Agrees that the City may inspect any apartment, house or other residential dwelling unit at the invitation of the occupant of said property.
- (10) The License is non-transferable.

(e) **Landlord License Fee.** The Landlord License Fee is based upon the number of units per parcel and shall be as follows:

1 Unit	\$ 50.00
2 - 3 Units	\$ 60.00
4 - 5 Units	\$ 70.00
6 - 25 Units	\$105.00
26 - 100 Units	\$200.00
101 or more Units	\$310.00

(f) **Revocation of a Landlord License.** The City may initiate proceedings to revoke an issued Landlord License, where:

- (1) The application for a Landlord License contains material errors or omissions;
- (2) The licensee fails to maintain an address at which the licensee receives mail from the City;
- (3) The licensee is found to have violated any provision of this Chapter on two or more occasions during the term of the Landlord License;
- (4) The licensee has failed to make repairs to the interior or exterior of any Living Unit, or perform other work required by the City for a period of more than 60 days without just cause;
- (5) The licensee fails to attend a scheduled Neighborhood Conciliation Meeting without just cause, or fails to participate in good faith in a Neighborhood Conciliation meeting;
- (6) The licensee fails to require tenants to sign written leases containing the minimum requirements of this Chapter;
- (7) The licensee fails to allow for inspection of the common areas of any apartment, house or other residential rental property, or of the interior of any apartment or other residential dwelling unit where such inspection has been requested by a tenant of said apartment, house or other residential dwelling unit.
- (8) The licensee rents to an individual who has been convicted of two (2) or more Neighborhood Integrity Offenses in the past twenty four (24) months..

(g) Appeals. The City's Real Property Maintenance Board will hear and finally decide appeals from persons who are denied a Landlord License. The Real Property Maintenance Board will hear and decide whether a Landlord License may be revoked by the City. An aggrieved landlord may appeal any licensing or revocation decision of the Real Property Maintenance Board to the Summit County Court of Common Pleas pursuant to Ohio Revised Code Section 2506.

(h) Contents of Leases. All agreements for the rental of an apartment, house or other residential dwelling unit shall be in writing, and shall contain the language contained in the specimen leases created by the City and made available by the City to all landlords and all tenants. The City's specimen leases shall contain provisions addressing the following issues:

- (1) Tenant's Bill of Rights** – encourages tenants to contact the City to request a City inspection of property if the tenant believes there is a maintenance, health or safety condition at his apartment, house or other residential dwelling unit. The Tenant Bill of Rights will also inform the tenant of his rights under Ohio Revised Code Section 5321.07;
- (2) Notice** that any tenant is subject to immediate eviction if the tenant is determined to have participated in a Pattern of Neighborhood Integrity Offenses as defined below;
- (3) A list of the Neighborhood Integrity Offenses** that may lead to eviction of a tenant;
- (4) Sub-Leases** shall be approved by the City and landlord.

(i) Neighborhood Integrity Offenses. The following offenses, defined under either the Codified Ordinances of the City of Fairlawn, Ohio, or the Ohio Revised Code, are deemed to be Neighborhood Integrity Offenses:

- (1) Nuisance**
- (2) Disturbing the peace**
- (3) Drug abuse or distribution**
- (4) Gambling**
- (5) Health, safety or sanitation**
- (6) Alcohol violations**
- (7) Sex offenses**
- (8) Assault, menacing**
- (9) Weapons violations**
- (10) Noise**
- (11) Domestic Violence**
- (12) Crimes of Violence**
- (13) Criminal Trespass**
- (14) Destruction of Property**
- (15) Arson**
- (16) Squatting**

(j) Pattern of Neighborhood Integrity Offenses. A person shall be deemed to have engaged in a Pattern of Neighborhood Integrity Offenses if that person has been convicted of two (2) or more Neighborhood Integrity Offenses during any period of twenty four (24) or fewer months.

(k) Engaging in Pattern of Neighborhood Integrity Offenses A Breach of the Tenant's Lease. It shall be a material breach of any lease agreement for an apartment, house or other residential dwelling unit for that rental property to be occupied by a person who has engaged in a pattern of Neighborhood Integrity Offenses. No landlord may enter into a lease for the rental of an apartment, home or other residential dwelling unit with any person who has engaged in a pattern of Neighborhood Integrity Violations.

(l) **Register of Neighborhood Integrity Offenses.** The Chief of Police shall maintain a register of persons who have engaged in a Pattern of Neighborhood Integrity Offenses in the City of Fairlawn within the past twenty four (24) months.

(m) **Prohibition on Occupancy by Persons Convicted of Neighborhood Integrity Violations.** No landlord shall allow occupancy of an apartment or other residential property by any person who has been found to have engaged in a pattern of Neighborhood Integrity Offenses within the past twenty four (24) months. Prior to allowing occupancy to any tenants, the landlord shall submit to the City a list of all occupants and the City shall perform a background check within three (3) business days to determine compliance with Neighborhood Integrity Violations.

(n) **Neighborhood Conciliation.** The Law Director shall maintain a list of individuals who are willing to volunteer to serve as Neighborhood Conciliators. Neighborhood Conciliators shall receive no compensation for their services.

(o) **Assignment of Neighborhood Conciliators.** Neighborhood Conciliators shall be assigned to matters by the Law Director. Within three (3) business days of being assigned to a matter, the Neighborhood Conciliator shall set the matter for a Conciliation Session and provide written notice to all interested parties. All such sessions shall be held during normal business hours at the Fairlawn City Hall. Conciliation meetings shall not be open to the public.

(p) **Request for Conciliation.** Any person living within 250 feet of an apartment, house or other residential dwelling unit may send a written statement to the Law Director requesting a Neighborhood Conciliation meeting. The written statement shall:

- (1) Be signed by the person requesting Neighborhood Conciliation;
- (2) Be made based upon the personal knowledge of the person who is requesting Neighborhood Conciliation;
- (3) Contain a detailed description of the issues of concern.

(q) **Conciliation Meetings.** At the meeting, the Neighborhood Conciliator will hear from both sides, and will attempt to reach a resolution that is acceptable to all. The Neighborhood Conciliator shall have no authority to issue orders or to otherwise require any party to the Neighborhood Conciliation to take any action or refrain from taking any action. If an agreement is reached, the Neighborhood Conciliator will reduce the agreement to writing and have the agreement signed by all parties. Any such written agreement will be a public record of the City.

(r) **Report to Law Director.** In any case where the Neighborhood Conciliator believes that either party has not acted in good faith to resolve the issues, the Neighborhood Conciliator shall report said belief to the Law Director.

(s) **Penalties.** Whoever violates any of the provisions of this Chapter or any rule or regulation promulgated under authority of this Chapter, or fails to comply with any written notice or written order issued by the City under this Section, shall be subject to the imposition of Administrative Penalties and/or Criminal Penalties as provided in Chapter 1520 of this code. Each day such violation occurs or continues to occur shall constitute a separate offense. The imposition of a criminal penalty shall not preclude the Director of Law from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent or restrain violations of this Section, or to restrain, correct or abate a violation, or to require compliance with the provisions of this Section, or other applicable laws, ordinances, rules or regulation, or the orders or determinations of the Residential Chief Building Official.

Section 3: All other sections of Chapter 1504 remain unchanged.

Section 4: That it is found and determined that all formal actions of this Council concerning and relating to the adoption 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5: That this Ordinance shall be in full force and effect from and after its adoption and approval by the Mayor or at the earliest period allowed by law.

Enacted: _____, 2014

Tonja K. Caldwell, Clerk of Council

Approved: _____, 2014

Mayor William J. Roth, Jr., Mayor

CERTIFICATION OF PASSAGE

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, Summit County, Ohio, do hereby certify that the foregoing Ordinance 2014-073 was duly and regularly passed at a Regular Meeting on _____, 2014.

Tonja K. Caldwell, Clerk of Council

Russell T. Sharnsky, President of Council

Approved as to Form:

Edward J. Riegler, Director of Law

CERTIFICATION OF POSTING

This is to certify that on _____, 2014 the within ordinance was published by posting a true copy of the same in five public places within the City as prescribed in Section 222.03(a), Codified Ordinances of Fairlawn.

Tonja K. Caldwell, Clerk of Council

AN ORDINANCE CREATING NEW SECTION 1504.06 “INSPECTION REQUIREMENTS FOR RESIDENTIAL PROPERTY BEING OFFERED FOR RENT” OF CHAPTER 1504 “REGULATIONS FOR DWELLING UNITS”; TITLE TWO “HOUSING MAINTENANCE CODE”; PART FIFTEEN “PROPERTY MAINTENANCE CODE” OF THE CODIFIED ORDINANCES OF THE CITY OF FAIRLAWN EFFECTIVE JANUARY 1, 2015

WHEREAS, the City of Fairlawn has hundreds of residential properties being rented by tenants; and

WHEREAS, safety and maintenance issues have arisen with regard to rented residential properties; and

WHEREAS, the public health and welfare of the City of Fairlawn would be protected by imposing inspection requirements on those persons or entities which offer residential property for rent in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRLAWN, STATE OF OHIO THAT:

Section 1: Section 1504.06 “Inspection Requirements for Residential Property Being Offered For Rent” OF CHAPTER 1504 “Regulations For Dwelling Units”; TITLE TWO “HOUSING MAINTENANCE CODE”; PART FIFTEEN “PROPERTY MAINTENANCE CODE” of the Codified Ordinances Of The City of Fairlawn is hereby created and enacted, to be effective January 1, 2015, and shall read as follows:

1504.06 Inspection Requirements for Residential Property Being Offered For Rent.

(a) Inspection of Rental Units Required. No owner, agent or person in charge of any dwelling, apartment, house structure, or residential unit used or designed or intended to be used as a single-family or a multiple-family dwelling, shall rent or lease such dwelling, house, structure or residential unit or any part thereof, hereinafter referred to as a residential rental dwelling unit, for residential occupancy unless the owner thereof holds a Certificate of Inspection issued by the City for the rental unit or property being offered for rent.

(b) Application for Certificate of Inspection. An application for a Certificate of Inspection shall be made each and every time there is a change in the renters or lessees who occupy a residential rental dwelling unit and the real property upon which the residential rental dwelling unit occupies shall be referred to as the residential rental property. The application shall be on a form provided by the City, and must be submitted at least 10 days before the next tenants or lessees will occupy the rental unit. A fee of \$200 shall be paid at the time the application is submitted.

(c) Inspection of Residential Rental Dwelling Unit and Property. Upon receipt of an application for the issuance of a Certificate of Inspection, the City shall promptly contact the person submitting the application to schedule an inspection of the residential rental dwelling unit and property. The City shall thereafter promptly conduct an inspection of the residential dwelling unit and property in order to determine whether the residential rental dwelling unit and property are in compliance with the City’s ordinances, laws, rules and regulations. A written report of said inspection shall be made by the City. A copy of the inspection report shall be provided to the person who signed the application for the Certificate of Inspection.

(d) Repairs Required. All violations of the City’s ordinances, laws, rules and regulations noted on the inspection report must be fully remedied before the residential rental dwelling unit and property may be occupied by a tenant. The City shall re-inspect the residential rental dwelling unit and property in order to determine that any necessary repairs have been made. A

fee of \$100 shall be charged by the City for each re-inspection of a residential rental dwelling unit or property after the first re-inspection.

(e) **Issuance of Certificate of Occupancy.** At such time as it is determined by the City that the residential rental dwelling unit or property is in compliance with the ordinances, laws, rules and regulations applicable thereto, the City shall issue a Certificate of Inspection for the residential rental dwelling unit and property. Each such Certificate of Inspection shall be valid for a period of 2 years from issuance. The Certificate of Inspection shall contain the following information:

- (1) The street address or other identifying characteristics of the residential rental dwelling unit and property;
- (2) The name, address, telephone number and email address of the owner of the residential rental dwelling unit and property, and, if the owner does not reside on the premises, the name, address, telephone number and email address of the person responsible for maintaining the residential rental dwelling unit and property;
- (3) The exact nature and extent of the use or occupancy authorized;
- (4) The expiration date for the Certificate of Inspection;
- (5) A prominent notice to the tenant that the tenant may request an inspection of the residential rental dwelling unit and property at any time by contacting the City. The notice shall contain the telephone number of the City. The notice shall inform the tenant that any violations of the ordinances, laws, rules and regulations of the City found upon inspection must be promptly repaired at the sole cost of the owner of the residential rental dwelling unit and property.

(f) **Tenant to receive copy of Certificate of Inspection.** A copy of the Certificate of Inspection shall be provided to the tenant. A copy of the Certificate of Inspection must be posted in a prominent place inside each residential rental dwelling unit and property.

(g) **Revocation of Certificate of Inspection.** The City may revoke a Certificate of Inspection if any false statement has been made by the applicant in connection with the issuance of such Certificate, or for noncompliance of a residential rental dwelling unit and property its use with the requirements of this ordinances, laws, rules and regulations of the City, or if the owner, agent or person in charge of a residential rental dwelling unit and property refuses to comply with the ordinances, laws, rules and regulations of the City.

(h) **Expiration of Certificate of Inspection.** The Certificate of Inspection expires twenty four (24) months after it is issued, at which point a new application for a Certificate of Inspection must be submitted. A new fee of \$200 must be paid at the time of renewal of a Certificate of Inspection.

(i) **Penalties.** Whoever violates any of the provisions of this Chapter or any rule or regulation promulgated under authority of this Chapter, or fails to comply with any written notice or written order issued by the City under this Section, shall be subject to the imposition of Administrative Penalties and/or Criminal Penalties as provided in Chapter 1520 of this code. Each day such violation occurs or continues to occur shall constitute a separate offense. The imposition of a criminal penalty shall not preclude the Director of Law from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent or restrain violations of this Section, or to restrain, correct or abate a violation, or to require compliance with the provisions of this Section, or other applicable laws, ordinances, rules or regulation, or the orders or determinations of the Residential Chief Building Official.

Section 2: All other sections of Chapter 1504 remain unchanged.

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption 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 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: That this Ordinance shall be in full force and effect from and after its adoption and approval by the Mayor or at the earliest period allowed by law.

Enacted: _____, 2014

Tonja K. Caldwell, Clerk of Council

Approved: _____, 2014

Mayor William J. Roth, Jr., Mayor

Russell T. Sharnsky, President of Council

Approved as to Form:

Edward J. Riegler, Director of Law

CERTIFICATION OF PASSAGE

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, Summit County, Ohio, do hereby certify that the foregoing Ordinance 2014-074 was duly and regularly passed at a Regular Meeting on _____, 2014.

Tonja K. Caldwell, Clerk of Council

CERTIFICATION OF POSTING

This is to certify that on _____, 2014 the within ordinance was published by posting a true copy of the same in five public places within the City as prescribed in Section 222.03(a), Codified Ordinances of Fairlawn.

Tonja K. Caldwell, Clerk of Council