



CLEVELAND HEIGHTS

Housing and Building Committee

May 12, 2025

5:30 PM

City Hall – Executive Conference Room

Building, Housing and Commercial Codes, Inspections and Enforcement
Council members

Chair: Jim Petras | Vice Chair: Gail Larson | Member: Anthony Mattox, Jr.

Agenda

- 1) Call to Order/Roll Call**
- 2) Housing Repair Assistance Legislation**
 - a. Draft Legislation
- 3) Parking Commercial Vehicles in Residential Areas**
- 4) County Debarment Process**
- 5) Other**
- 6) Adjourn**

Proposed:

ORDINANCE NO. XXX-2025(HB), *First Reading*

By Councilmember Petras

An Ordinance amending Section 1345.03 of the Codified Ordinances of Cleveland Heights, Ohio, entitled “Notice of violation; legal service; no notice for emergency or same prior violation.”

WHEREAS, to ensure that owners, agents, and operators of dwelling structures or premises are informed of the resources available to them to repair, improve or demolish structures or premises found to violate the provisions of the City’s housing code, and to help prevent housing code violations from escalating, reduce the burden on the Housing Department, and support residents in maintaining safe, healthy homes;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cleveland Heights, Ohio, that:

SECTION 1. Council hereby amends Section 1345.03 of the Codified Ordinances of Cleveland Heights, entitled “Notice of violation; legal service; no notice for emergency or same prior violation,” in the form set forth in Exhibit A, copies of which are attached hereto and which are incorporated herein by reference as if fully rewritten.

SECTION 2. Notice of the passage of this Ordinance shall be given by publishing the title and abstract of its contents, prepared by the Director of Law, once in one newspaper of general circulation in the City of Cleveland Heights, or by posting the full text of this Ordinance on the City of Cleveland Heights website.

SECTION 3. This Ordinance shall take effect and be in force at the earliest time permitted by law.

TONY CUDA
President of Council

ADDIE BALESTER
Clerk of Council

ORDINANCE NO. XXX-2025(HB)

PASSED:

Presented to Mayor: _____ Approved: _____

KAHLIL SEREN
Mayor

EXHIBIT A

TITLE FIVE

Housing Code

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CHAPTER 1345

Enforcement and Penalty

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1345.03 NOTICE OF VIOLATION; LEGAL SERVICE; NO NOTICE FOR EMERGENCY OR SAME PRIOR VIOLATION.

(a) Whenever the Building Commissioner finds any dwelling structure or premises, or any part thereof, to be in violation of the provisions of this Housing Code, the Commissioner shall give or cause to be given or mailed to the owner, agent or operator of such structure or premises a written notice stating the violation therein. Such notice shall order the owner, agent or operator, within a stated reasonable time but not less than ten (10) days, to repair, improve or demolish the structure or premises concerned. Such delivery or mailing shall be deemed legal service of notice. Upon receipt of a written objection within the stated time period, the Commissioner may extend the time for compliance until such objection has been considered.

(b) If the person to whom a notice of violation is addressed cannot be found within Cuyahoga County after a reasonable and diligent search, then notice shall be sent by certified mail to the last known address of such person, and a copy of such notice shall be posted in a conspicuous place on the structure or premises to which it relates. Such mailing and posting shall be deemed legal service of notice.

(c) Notwithstanding the requirement of notice provided herein, when, in the opinion of the Building Commissioner, the condition of a structure or premises, or part thereof, constitutes an immediate hazard to human life or health, or when a prior violation notice has been sent to the owner or operator for the same or a similar violation, then no such notice of violation need be given to the owner or operator of such building.

(d) Notwithstanding the requirement of notice provided herein, when in the opinion of the Building Commissioner the condition of any premises or part thereof constitutes a health hazard and/or a blighting influence on the immediate neighborhood by reason of the placement, either temporarily or otherwise, of rubbish, garbage, litter or other personal property on the premises in violation of Sections 1351.14 and 1351.29(a)(4) and (5) of this Code or any other section of this Code, then no such notice of violation need be given to the owner, operator or tenant of such building.

ORDINANCE NO. XXX-2025(HB)

(e) The Building Commissioner shall give or cause to be given or mailed with the written notice of violation required under subsection (a) a pamphlet containing guidance regarding financial assistance resources and programs available to repair, improve or demolish the structure or premises concerned.