

..Explanation

BACKGROUND: This legislation enacts section 4551.07 of the Columbus City Codes to create a Rental Increase Notification policy.

..Title

To enact section 4551.07 of the Columbus City Codes to require Rental Increase Notification.

..Body

WHEREAS, the cost housing and basic necessities continues to rise; and

WHEREAS, a rent increase on short notice can leave a renter with few to no options for housing in the immediate future; and

WHEREAS, providing timely notice of a rent increase allows a renter additional time to find a way to afford the increase or find a new place; **NOW, THEREFORE,**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That Section 4551.07 of the Columbus City Codes be enacted to read as follows:

4551.07 Rent Increase Notification

(A) No operator shall enter into or renew a written rental agreement for a unit to be offered for rent in the City of Columbus after January 31, 2025 that does not include a provision requiring at least 60 days' prior written notice to the tenant whenever the periodic or monthly rent to be charged a tenant is to increase by more than ten percent.

(B) Division (A) shall not apply to a subsidized tenancy where the amount of rent is based on the income of the tenant or circumstances specific to the subsidized household.

(C) Any written rental agreement or renewal of a written rental agreement for a unit to be offered for rent in the City of Columbus after January 31, 2025 shall describe the terms and conditions of any monthly or periodic payments required as a condition of occupancy, including but not limited to: rent, security deposits, non-refundable move-in fee, last month's rent, parking fees, late fees authorized by the written rental agreement, or other monthly or periodic payments required to be made by the tenant to the operator. When any monthly or periodic tender is made pursuant to the written rental agreement, the operator shall first apply the payment to the rent due before applying it to other payments due by the tenant to the operator.

(D) Whoever violates any provision of this section is guilty of a misdemeanor of the first degree and shall be fined not more than one thousand dollars (\$1,000.00).

(E) Organizational criminal liability as provided for in Section 2301.23 is contemplated for a violation of this Chapter.

(F) Nothing in this section shall be interpreted or applied so as to create any power or duty in conflict with federal law. In the event of any conflict, federal requirements shall supersede the requirements of this section.

SECTION 2. To allow time for landlords to bring written rental agreements into compliance, that the penalty provisions provided for in section 4551.17(D) shall take effect on July 1, 2025.

SECTION 3. This ordinance shall take effect and be in force from and after the earliest period allowed by law.