

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

Document type	section
Identifier	1345.05
Citation	§ 1345.05
Ordinances detected	S, 116-84, 41-17, 99-72, 58-15, 35-11
Original source	American Legal Publishing
Content hash	b22733a573d7688786688e901d2cb2e795da339f82abdf1d2a050c217a01e3e0

CODIFIED ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO

CERTIFICATION

ROSTER OF OFFICIALS

ADOPTING ORDINANCE NO. 116-84

COMPARATIVE SECTION TABLE

TABLES OF SPECIAL ORDINANCES OF SHEFFIELD LAKE

CHARTER

PART ONE - ADMINISTRATIVE CODE

PART THREE - TRAFFIC CODE

PART FIVE - GENERAL OFFENSES CODE

PART SEVEN - BUSINESS REGULATION CODE

PART NINE - STREETS, UTILITIES AND PUBLIC SERVICES CODE

PART ELEVEN - PLANNING AND ZONING CODE

PART THIRTEEN - BUILDING CODE

TITLE ONE - Building Standards

TITLE THREE - Local Provisions

CHAPTER 1335 Licensing of Contractors

CHAPTER 1345 Certificates of Occupancy

1345.01 ISSUANCE OF CERTIFICATES; CONSIDERATIONS.

1345.02 OCCUPANCY OR USE PROHIBITED WITHOUT CERTIFICATE.

1345.03 TIME FOR INSPECTION AND ISSUANCE OF CERTIFICATE.

1345.04 ISSUANCE OF RE-OCCUPANCY CERTIFICATES.

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

1345.06 RESPONSIBILITY OF LESSEES, VENDEES AND GRANTEEES.

1345.07 FEE FOR RE-OCCUPANCY CERTIFICATES.

1345.08 OCCUPANCY PERMIT INSPECTIONS FOR SINGLE FAMILY RENTAL UNITS AND MULTI-FAMILY RESIDENTIAL BUILDINGS HAVING TWO OR MORE RESIDENTIAL UNITS.

1345.99 PENALTY.

CHAPTER 1351 Dangerous Buildings

CHAPTER 1352 Fences, Hedges and Walls (Repealed)

CHAPTER 1353 Flood Damage Prevention

CHAPTER 1354 Flood Hazards

CHAPTER 1355 Grades

CHAPTER 1356 Moving Buildings

CHAPTER 1357 Residential Driveways and Driveway Additions

CHAPTER 1361 Permits, Fees and Inspections

CHAPTER 1365 Pole Type Buildings (Repealed)

CHAPTER 1367 Construction Equipment and Vehicles (Repealed)

CHAPTER 1369 Dumpsters and Refuse Containers (Repealed)

CHAPTER 1371 Signs and Billboards (Repealed)

CHAPTER 1375 Swimming Pools (Repealed)

CHAPTER 1377 Smoke Detectors

CHAPTER 1379 Residential Construction Materials

CHAPTER 1381 Stables, Kennels and Animal Shelters

CHAPTER 1383 Metal Sheds and Accessory Buildings (Repealed)

CHAPTER 1385 Emergency Alarm Systems

CHAPTER 1387 Ground Satellite Stations

CHAPTER 1395 Real Property Maintenance Code

PART FIFTEEN - FIRE PREVENTION CODE

OH

Sheffield Lake

Codified Ordinances of Sheffield Lake, OH

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

CHAPTER 1345 Certificates of Occupancy

CHAPTER 1345

Certificates of Occupancy

1345.01 Issuance of certificates; considerations.

1345.02 Occupancy or use prohibited without certificate.

1345.03 Time for inspection and issuance of certificate.

1345.04 Issuance of re-occupancy certificates.

1345.05 Responsibility of lessors, vendors and grantors.

1345.06 Responsibility of lessees, vendees and grantees.

1345.07 Fee for re-occupancy certificates.

1345.08 Occupancy permit inspections for single family rental units and multi-family residential buildings having two or more residential units.

1345.99 Penalty.

CROSS REFERENCES

Certificate of occupancy and improvement location permits - see P. & Z. 1113.04

Certificate of occupancy for use of land - see P. & Z. 1113.05

Record of certificates - see P. & Z. 1113.08

Permits and fees - see BLDG. Ch. 1361

1345.01 ISSUANCE OF CERTIFICATES; CONSIDERATIONS.

A certificate of occupancy and/or use shall be issued in accordance with the approved fee schedule to an applicant for any building or structure after such building or structure has been inspected in its complete form if such building or structure is found to have been constructed or altered in accordance with the plans and specifications therefor and to comply with the provisions of the Ohio Basic and City Building Codes, all other applicable City ordinances and the rules and regulations of the Department of Public Service, including but not limited to the sidewalk ordinances of the City, and if sidewalks have been installed on the real estate on which any such building or structure is situated in accordance with the sidewalk ordinances of the City. The inspection required by this section shall also specifically include a review of any driveway and/or driveway addition. (Ord. 41-17. Passed 7-25-17.)

1345.02 OCCUPANCY OR USE PROHIBITED WITHOUT CERTIFICATE.

No person shall occupy or use any building or structure unless a certificate of occupancy and/or use has been issued, or occupy or use any building or structure for which a certificate has been denied or revoked. (Ord. 99-72. Passed 9-12-72.)

1345.03 TIME FOR INSPECTION AND ISSUANCE OF CERTIFICATE.

The inspection described in Section 1345.01 shall be made and the certificate shall be issued or denied within seven days after the Department of Public Safety has been notified of the completion

of the building or structure or alteration therein, provided that the building or structure is open for inspection. (Ord. 99-72. Passed 9-12-72.)

1345.04 ISSUANCE OF RE-OCCUPANCY CERTIFICATES.

Whenever any building or structure has been vacated, abandoned or otherwise left by any occupant or user, no other person shall occupy or use such building or structure unless a certificate of re-occupancy has been issued under the same terms and conditions required for an original certificate. (Ord. 99-72. Passed 9-12-72.)

1345.05 RESPONSIBILITY OF LESSORS, VENDORS AND GRANTORS.

No person shall place any other person in or permit such person to occupy any building constructed under a City building permit, whether as a tenant, vendee under a land contract or grantee, until a certificate of occupancy and/or use or a certificate of re-occupancy has been issued under the provisions of this chapter. (Ord. 99-72. Passed 9-12-72.)

1345.06 RESPONSIBILITY OF LESSEES, VENDEES AND GRANTEEES.

No person shall occupy or use, or allow or permit anyone to occupy or use, a building, or cause such building to be occupied or used, either as a tenant, vendee under a land contract or grantee, without first obtaining a certificate of occupancy and/or use or a certificate of re-occupancy. (Ord. 99-72. Passed 9-12-72.)

1345.07 FEE FOR RE-OCCUPANCY CERTIFICATES.

No re-occupancy certificate shall be issued in the City until the applicant for such certificate has paid to the Building Inspector or his duly authorized representative forty dollars (\$40.00) as a fee for the same.

(Ord. 58-15. Passed 10-27-15.)

1345.08 OCCUPANCY PERMIT INSPECTIONS FOR SINGLE FAMILY RENTAL UNITS AND MULTI-FAMILY RESIDENTIAL BUILDINGS HAVING TWO OR MORE RESIDENTIAL UNITS.

(a) Upon any change in occupancy, the City shall conduct an occupancy permit inspection of all single family rental units and multi-family residential buildings within the City having two or more residential units.

(b) The fee to be paid by the owner of any such single family rental units and/or multifamily residential buildings upon change of occupancy shall be twenty five dollars (\$25.00) for each unit inspection.

Except for the fee to be paid, all of the provisions of the occupancy permit inspection ordinances of the City and all of the provisions of the re-occupancy permit ordinances of the City shall be applicable to the occupancy permit inspection described herein above.

(Ord. 35-11. Passed 7-26-11.)

1345.99 PENALTY.

Whoever violates any of the provisions of this chapter shall be fined not more than five hundred dollars (\$500.00). A separate offense shall be deemed committed each day during or on which a violation occurs or continues. (Ord. 99-72. Passed 9-12-72.)

Disclaimer: This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality. American Legal Publishing provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

For further information regarding the official version of any of this Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588.

Hosted by: American Legal Publishing

[Back to Code Library](#)

[Previous Doc](#)

[Next Doc](#)

0 items available

Detected legislative history

- Ordinances of Sheffield Lake, OH
- ORDINANCES OF THE CITY OF SHEFFIELD LAKE, OHIO
- ORDINANCE NO. 116-84
- ORDINANCES OF SHEFFIELD LAKE
- Repealed)
- ord of certificates - see P
- ordance with the approved fee schedule to an applicant for any building or structure after such building or structure has been inspected in its complete form if such building or struc
- ordance with the plans and specifications therefor and to comply with the provisions of the Ohio Basic and City Building Codes, all other applicable City ordinances and the rules and
- ordinances of the City, and if sidewalks have been installed on the real estate on which any such building or structure is situated in accordance with the sidewalk ordinances of the City
- Ord. 41-17
- Ord. 99-72
- Ord. 58-15
- ordinances of the City and all of the provisions of the re-occupancy permit ordinances of the City shall be applicable to the occupancy permit inspection described herein above
- Ord. 35-11
- Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality
- Ordinances should be consulted prior to any action being taken
- Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588

Imported automatically by MunicipalWiki. The original publisher remains the authoritative source pending legal normalization and verification.

Revision #1

Created 2026-07-18 21:30:18 UTC by MunicipalWiki Indexer

Updated 2026-07-18 21:30:18 UTC by MunicipalWiki Indexer