



# **Village of Peninsula**

## **AGENDA SPECIAL COUNCIL MEETING PUBLIC MEETING ON SHORT-TERM RENTALS**

**Tuesday June 23, 2026 7:00 p.m.**

Boston Township Hall  
1775 Main Street  
Peninsula, Ohio 44264

**PURPOSE:** Public Meeting on Short-Term Home Rentals

**CALL TO ORDER/ROLL CALL**

**WELCOME AND PURPOSE**

**BACKGROUND**

How Short-Term Home Rentals Are Defined

Current Short-Term Rental Regulations

Current Facts

**COMMUNITY INPUT**

**NEXT STEPS AND OPTIONS**

**ADJOURNMENT**

HELPING UNDERSTAND—

# What are the Roles?

*A quick review of who is involved*

## Community Members

### Stakeholders

Stay involved. Share your ideas, opinions and concerns. Report unlawful activity or violations through proper channels.

## Planning Commission

### Advisory\*

Researches and recommends the regulations and ordinances to align with Long Term Plan and Area Master Plan

## Council Legislative

Votes to approve, deny or modify recommendations to become law

## Administration Enforcement

Executes the laws by providing monitoring and enforcement (Mayor, Zoning Officer, etc)

4

ROADMAP

# Our Conversation Tonight

1

## What STRs Are

A shared, plain-language definition

2

## How Rules Work

Peninsula's current STR requirements

3

## By the Numbers

What local data can tell us



## Your Input

The heart of tonight's meeting

5

## Next Steps

Options for Council to consider

*We'll keep things friendly and on track — there's time for everyone.*

5

## BACKGROUND

## What Is a Short-Term Rental?

**A home rented for fewer than 30 days** — for a vacation, weekend getaway, or family visit. STRs sit within everyday residential properties and stay subject to zoning, safety, and parking requirements.

### Why STRs exist in Peninsula

- A regulatory outcome of the Long-Range Plan
- They add lodging options in a village with no hotels (for visitors of the park and visitors of residents)
- They were intended to offer supplemental income that helps owners maintain homes



**Owner-Occupied:** Owner lives on the property and will be present when renting

**Non Owner-Occupied:** Owner does not live on the property

6

## WEIGHING THE TRADE-OFFS

## STRs in a Small Village: Pros & Cons

A high-level look at the benefits and concerns communities like Peninsula weigh.

### Typical Benefits

- + **Local income** — helps resident owners earn extra income to stay in their homes.
- + **Visitor spending** — guests support local shops, restaurants, and businesses.
- + **Lodging options** — adds places to stay in a village with no hotels.
- + **Tax revenue** — the 3% STR tax provides funds the Village can reinvest.

*The goal: xxxx*

### Risks & Concerns

- **Neighborhood character** — frequent guest turnover can change the dynamics.
- **Housing supply** — units used for STRs reduce long-term housing supply and may be a factor in rising housing costs.
- **Compliance** — guests may add safety risks, traffic, parking pressure, and noise.
- **Administrative burden** — registration, enforcement, and safety add to Village workload.

7

HOW THE RULES WORK

# Current Village Rules

STRs allowed by zoning district  
**R-1: 5**  
**R-2/C/MU: 10**  
No limit on owner occupied

**1 Registration required**  
Every STR must be registered and certified with the Village (Ord. Ch. 741). Minimum of 60 days occupied

**4 No large events**  
No big gatherings; no overnight use of tents, campers or outbuildings.

**2 Off-street parking**  
Guest parking must be off-street to keep lanes clear for neighbors.

**5 Local contact within 30 minutes**  
A local contact must be reachable and available within 30 minutes.

**3 Occupancy limits**  
Based on the number of bedrooms and the property's septic capacity.

*The goal: protect neighborhood character while letting owners share homes responsibly.*

***If guests are breaking the law, residents should call the police.***  
*Residents can report STR violations by emailing the village or filing a complaint at Village Hall*  
*Penalties could include fines and/or loss of certificate.*

8

BACKGROUND

# Community & Planning Context

## Our Long-Range Plan emphasizes

1. **Population:** Keep it low & encourage economic diversity
2. **Historic & "Small Town" Character:** Preserve
3. **Economy:** Fiscal stability
4. **Visitors & Tourists:** Maintain harmony with residents & ensure positive net economic impact
5. **Transportation:** Improve traffic & street flow
6. **Facilities & Services:** Safe & effective

## What we're hearing

### Support for STRs

- STRs do benefits the village in multiple ways (building preservation, local investments, visitor options)
- STRs do have a positive economic impact

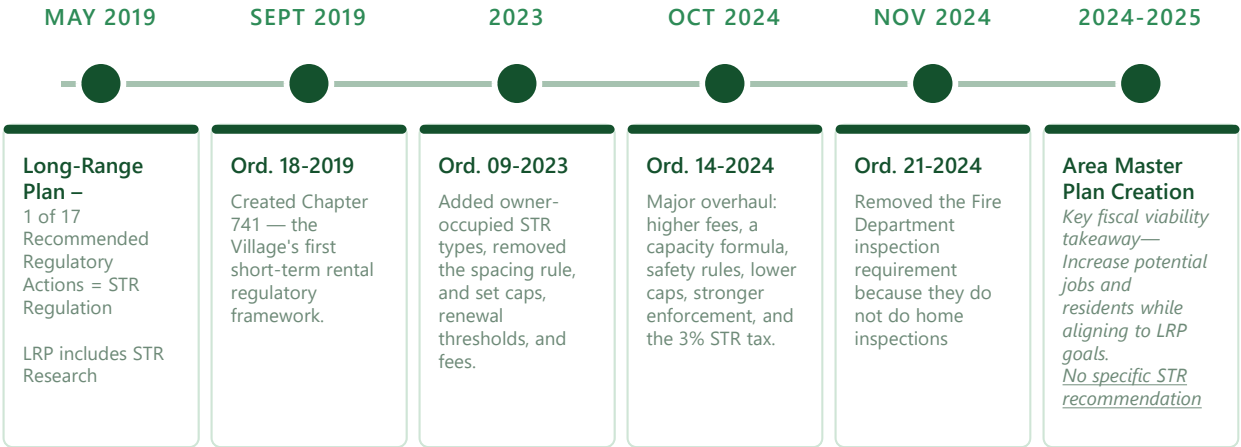
### Questions & oppositions

- Safety & Risks
- Ability to enforce regulations
- Unregistered STRs
- Loss of neighbors & housing availability

9

HOW WE GOT HERE

# How Our STR Rules Evolved



10

OUR VILLAGE

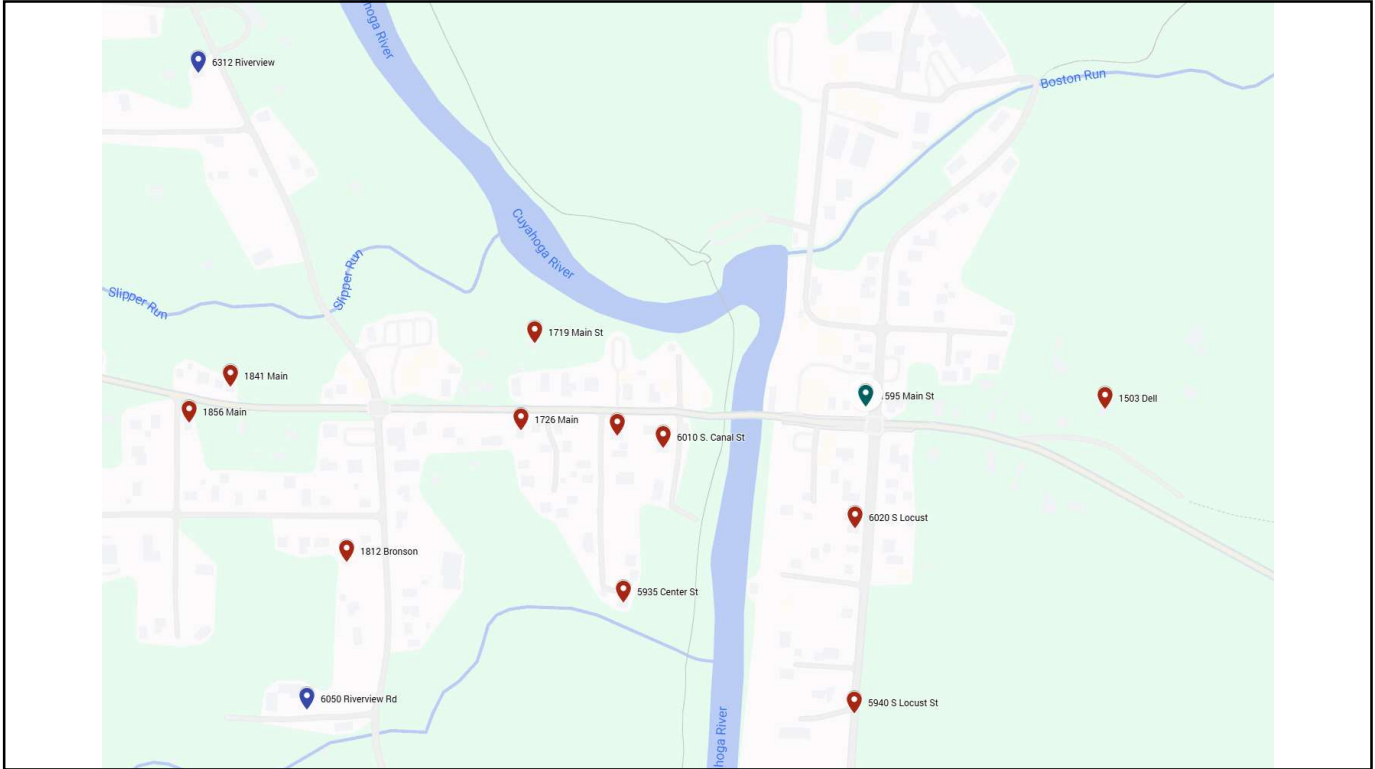
Sources: Area Master Plan, Approved STR list 2026

## By the Numbers

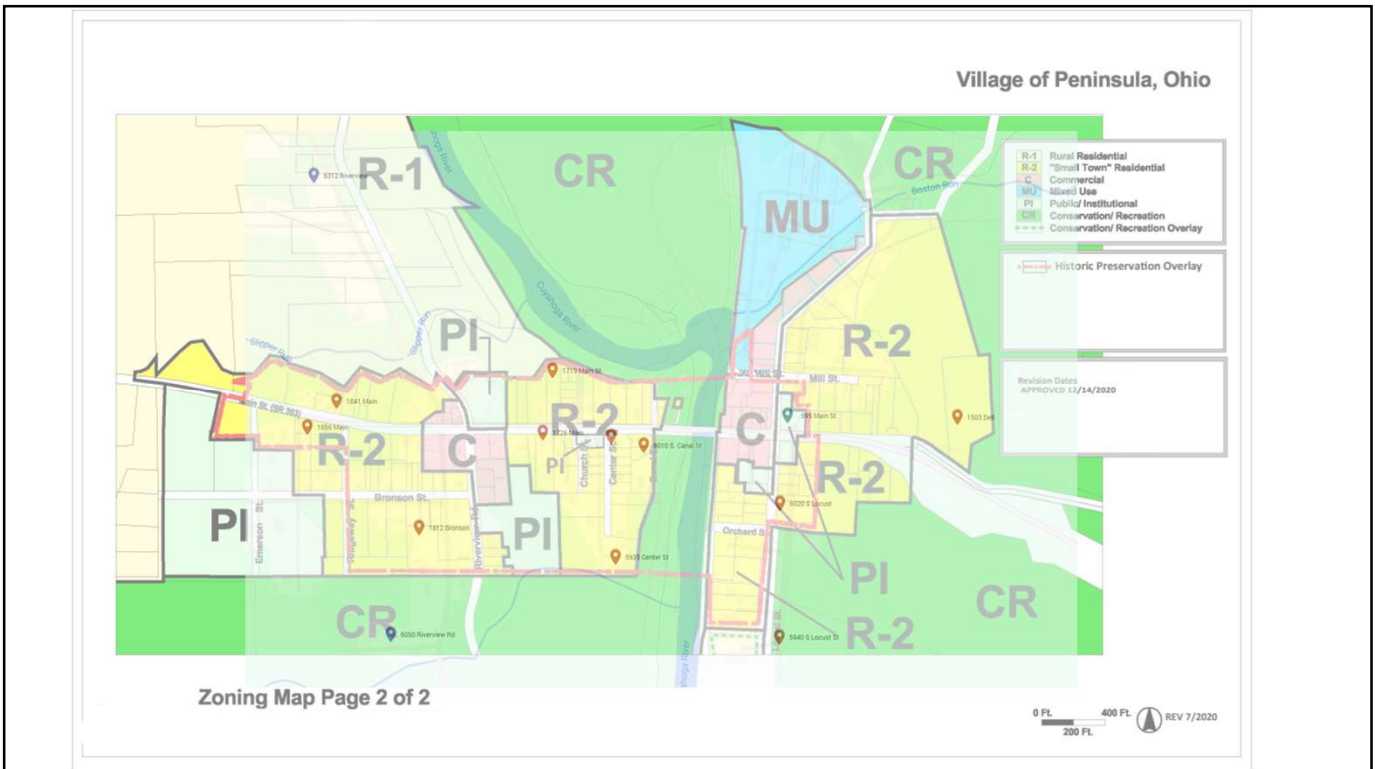
Facts related to STRs in Peninsula

<p><b>~514</b></p> <p>Population – Decline of 51 since 2010</p>	<p><b>398</b></p> <p>Labor force</p>	<p><b>~299</b></p> <p>Total Households</p>
<p><b>14</b> (3= Owner Occupied)</p> <p>Registered STRs</p>	<p><b>4.6%</b></p> <p>Share of households that are STR</p>	<p><b>\$30,516</b></p> <p>Revenue &amp; Fees (2025)</p>
<p><b>R-1: 2 · R-2: 11 · C/MU: 1</b></p> <p>STRs by zoning district</p>	<p><b>~50*</b></p> <p>Administrative and Compliance Irregularities (* # of STRs TBD)</p>	<p><b>7 Reported</b> <b>1 Actual Violation</b></p> <p>Violations or complaints (12 mo)</p>

11



12



13

Ordinance	Date Passed	Code Sections Affected	What Changed
<b>No. 18-2019</b>	9/9/2019	Chapter 741 (created)	Created the Village’s STR regulatory framework in Chapter 741 (purpose/intent, definitions, applicability, standards, district provisions, tax/fees/penalties as codified).
<b>No. 09-2023</b>	7/11/2023	Chapter 741 amended	<p>-Owner-Occupied STR Type A / Type B added/clarified (Type A = rooms in main dwelling; Type B = accessory building with separate bathroom facilities meeting health standards).</p> <p>R-1 600-foot separation removed (spacing language struck out).</p> <p>Renewal threshold set: Short-Term Home Rental renewals require ≥ 90 occupied days in prior year.</p> <p>Caps stated: 15 Short-Term Home Rentals max in R-2 + Commercial combined; 5 max in R-1; Owner-Occupied Type A does not count toward caps.</p> <p>Fees stated: \$150 (Short-Term Home Rental cert); \$50</p>
<b>No.14-2024</b>	10/8/2024	Chapter 741 amended and Chapter 185 (STR tax) amended/added text	<p>Purpose expanded (adds goal of helping resident owners generate income to support continued ownership).</p> <p>Owner-Occupied definition rewritten; Type A/Type B removed; adds rule: if an approved accessory dwelling exists, owner chooses which unit is STR but cannot rent both; only one Owner-Occupied STR certificate per property.</p> <p>Clarifies 30+ consecutive day rentals are not STRs under Chapter 741.</p> <p>Certificate transfer rules tightened: certificate tied to calendar year; expires on transfer; not transferable.</p> <p>Renewal admin changes: renewals due Nov 15; \$200 late fee after Nov 15; post-Dec 31 filings go to wait list behind timely renewals.</p> <p>Renewal occupancy minimum reduced to 60 days (with partial-year averaging rule).</p> <p>Capacity increased to (bedrooms × 2) + 3, children ≤3 excluded.</p> <p>Advertising requirements expanded (ads must include cert #, occupancy, parking, quiet hours, special event rules; keep updated).</p> <p>Safety requirements added: smoke detectors + CO detectors.</p> <p>Fire inspection requirement added (Valley Fire inspection required before certificate issuance).</p> <p>Cap lowered: Short-Term Home Rentals in R-2 + Mixed Use + Commercial reduced 15 → 10.</p> <p>Fees increased: Short-Term Home Rental \$150 → \$500 + \$250 Village inspection fee; Owner-Occupied \$50 → \$100 + \$250 Village inspection fee.</p> <p>Enforcement strengthened: expanded violation grounds; cure period 30 → 10 days; appeals framework; first-degree misdemeanor penalty language.</p> <p>Chapter 185 content included in ordinance attachment (3% STR tax administration; booking agent/vendor definitions; reporting and penalties as written).</p>
<b>No. 21-2024</b>	11/12/2024	Chapter 741 amended	<p>Removes the Valley Fire Department inspection requirement that had been added in the 10/8/2024 amendments (because the Village learned the Fire Department does not perform residential inspections and cannot perform the required inspections).</p> <p>Ordinance text explicitly states the purpose is to “remove the Fire Department inspection requirement.”</p>