

**VILLAGE COUNCIL
VILLAGE OF LAWTON
VAN BUREN COUNTY, MICHIGAN**

(Ordinance No. 02-2025)

At a regular meeting of the Village Council for the Village of Lawton held at 125 S. Main St Lawton, on June 10, 2025 and commencing at 7:00p.m., the following ordinance was offered for adoption by Councilmember Appleby and was seconded by Councilmember Peterson:

AN ORDINANCE TO AMEND THE LAWTON VILLAGE CODE BY ENACTING CHAPTER 155 ENTITLED “RENTAL PROPERTY LICENSING” AND CHAPTER 156 ENTITLED SHORT-TERM RENTAL LICENSING.

THE VILLAGE OF LAWTON (the “Village) ORDAINS:

Article 1. Enactment of Chapter 155. That the Lawton Village Code is hereby amended by adding a new Chapter 155 entitled “Rental Property Licensing” to Title XV as follows:

Chapter 155 Rental Property Licensing.

§ 155.1 Purpose. The purpose of this chapter is to provide provisions to protect the general health, safety, and welfare of the public by enacting certain registration, licensing, and other requirements for the renting and occupancy of rental property within the Village.

§155.2 Definitions.

As used in this chapter,

“Applicant” means the person who has applied for a license under this chapter.

“Dwelling unit” means a building or portion thereof that is designed for human occupancy and provides complete living facilities, including permanent provisions for sleeping, eating, cooking, and sanitation.

“Family” means either of the following:

1. **Domestic family.** One or more individuals related by the bonds of blood, marriage, guardianship, or adoption who reside together as a single, domestic, housekeeping unit.
2. **Functional equivalent family.** One or more individuals whose relationship is of a permanent, enduring, or long-term nature who reside together as a single, domestic, housekeeping unit.

“Hotel” means a building or structure kept, used, maintained as, or held out to the public to be an inn, hotel, bed-and-breakfast, or public lodging house.

“Hotel unit” means a portion of a hotel that is designed for human occupancy and provides temporary lodging facilities.

“Letter of compliance” means a letter issued by the rental inspector stating that the rental property complies with the requirements of this chapter and is eligible for a license.

“Letter of deficiency” means a letter issued by the rental inspector stating that the rental property does not comply with the requirements of this chapter and identifying the deficiencies that must be corrected before a letter of compliance can be issued.

“Operator” means the person responsible for the renting and day-to-day operations of a rental property.

“Owner” means any person that has legal or equitable interest or title in the rental property or has lawful possession and control of the rental property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of the rental property by a court.

“Person” means an individual, corporation, partnership, or any other group acting as a unit.

“Rent” means to rent, let, sublet, or otherwise permit a person to occupy a rental property as a home, residence, temporary lodging, or sleeping unit with the owner’s consent for an agreed upon consideration.

“Rental property” means dwelling units, hotel units, and any related property that will be accessible to occupants renting the dwelling unit or hotel unit.

“Rental inspector” means the Village Manager or any person designated by the Village Manager to administer and enforce this chapter.

“License” means a license issued under this chapter.

“State” means the state of Michigan and any department or agency thereof.

“Zoning compliance determination” means a zoning compliance determination as defined in the Village Zoning Ordinance.

§ 155.3 Registration Required.

- (A) No owner or operator may rent or advertise for rent any rental property that is not registered with the Village under this section.**

- (B) All registrations shall be made on and comply with the materials promulgated by the rental inspector. Registration under this section is not a determination that the rental property complies with the code or other ordinances and regulations.**
- (C) The rental inspector shall be responsible for administering this section. The rental inspector shall promulgate registration materials and maintain registration records.**
- (D) The requirements of subsection (A) take effect January 1, 2026. The requirements of subsection (A) do not apply to a rental property licensed under Section 155.4.**

§ 155.4 Rental License Required.

- (A) No owner or operator may rent or advertise for rent any rental property that is not licensed by the Village under this Chapter.**
- (B) Subsection (A) does not apply to the renting or advertising for rent of rental property to a member of the owner’s family when the owner resides at the rental property, to a caregiver who is providing services to the owner or members of the owner’s family, to a previous owner after closing and prior to the transfer of possession, to a member of a previous owner’s family after closing and prior to the transfer of possession, to caregiver providing services to the previous owner or member of the owner’s family after closing and prior to the transfer of possession, or to the following uses as defined by the Village of Lawton Zoning Ordinance: adult day care facilities, caretaker living quarters, congregate or interim care housing, dependent housing facilities, foster care home, hospitals, state licensed residential facilities, and in-patient rehabilitation facilities.**
- (C) Subsection (A) does not apply to a rental property licensed under Chapter 156 provided the rental property is not rented for any term greater than 28 consecutive days.**
- (D) The requirements of subsection (A) take effect January 1, 2027.**

§155.5 Licensing Requirements.

- (A) The rental inspector shall be responsible for the processing and issuing of licenses under this chapter. All licensing applications shall be made on and comply with the materials promulgated by the rental inspector. Consistent with the requirements of this chapter and state law, the rental inspector shall promulgate licensing application materials and inspection checklists and take other actions necessary to administer this chapter. The rental inspector shall maintain records of all applications, inspections, letters of compliance, letters of deficiency, zoning compliance determinations, and licenses.**

- (B) Prior to the issuance of a license, the rental inspector shall inspect the rental property for compliance with the applicable requirements of the code. A passing inspection is only valid for 45 calendar days. In lieu of the inspection requirements of this section, the rental inspector may accept a passing inspection issued by another governmental entity within 60 days of the license application, provided the requirements of the inspection by the other governmental entity substantially correspond to the requirements of the code.**
- (C) Following the inspection under subsection (B), the rental inspector shall issue to the applicant a letter of compliance or a letter of deficiency. No rental property may be issued a letter of compliance unless it has been issued a certificate of occupancy; a zoning compliance determination evidencing the rental property's eligibility for a license under this chapter; and a passing inspection in which the rental inspector determined that the rental property complied with the requirements of this code or a passing inspection by another governmental entity under subsection (B). A letter of compliance expires 30 calendar days from the date of issue.**
- (D) No rental property may be licensed without an unexpired letter of compliance. No person who is in default to the Village may be issued a license. No license may be issued without the payment of the required fees.**
- (E) A license may only be issued to an owner of the rental property being licensed. The rental inspector may impose additional requirements as conditions of licensure that are necessary to ensure compliance with this chapter or as necessary to protect the health, safety, and welfare of the occupants.**
- (F) Unless otherwise prohibited by this code, the rental inspector shall issue a license when an applicant has complied with all application requirements, the rental property has a valid letter of compliance, and the applicant has paid any required fees. A license is unique to the licensee and the rental property for which it is issued and is non-transferable. A license is a revocable privilege granted by the Village and is not a property right. The application for a license does not create or vest any right, title, franchise, or other property interest. The granting of a license does not create or vest any right, title, franchise, or other property interest.**
- (G) Unless revoked, a license is valid for three years from the date of issuance. A license must clearly state the name of the licensee, the date of expiration, the address of the rental property being licensed, and any limitations or conditions imposed by the rental inspector pursuant to subsection (E). A license must be signed by the rental inspector and the Village Clerk. A license must be signed by the licensee agreeing to the terms of licensure. The Village Clerk shall maintain a record of all licenses issued.**
- (H) If any of the information contained in the application changes during the term of licensure, the licensee must notify the Village in writing within 10 calendar days of any changes.**

- (I) Licensed rental property must be maintained, rented, and operated in compliance with the terms of the license, the code, the Village of Lawton Zoning Ordinance, and any requirements imposed by the state.**

§155.6 Notice of Violation and Revocation.

- (A) The rental inspector may issue a notice of revocation and revoke a license in accordance with subsection (C) if a licensee fails to comply with a notice of violation issued under subsection (B).**
- (B) Whenever the rental inspector determines that there has been a violation of this chapter, the rental inspector may issue a notice of violation. The notice shall contain a description of the violation as well as a correction order allowing a reasonable time to make the repairs and improvements required to bring the rental property into compliance. The notice must state that failure to comply with the notice may result in the revocation of the license.**
- (C) Notice of the revocation of a license must be in writing and state the date upon which the license will be revoked. Subject to Section 155.7, a license is revoked 30 calendar days following the effective service date of notice of the revocation.**
- (D) Service of a notice of violation and notice of revocation issued under this section must comply with the service requirements of Section 155.8.**
- (E) Nothing in this section requires the issuance of a notice of violation prior to the issuance of a municipal civil infraction for a violation of this chapter.**

§ 155.7 Appeals.

- (A) A licensee who has been issued a notice of revocation under Section 155.6 may appeal the pending revocation to the Village Construction Board of Appeals.**
- (B) A claim of appeal must be in writing and must state the basis for the appeal. A claim of appeal must be received by the Village Clerk within 20 calendar days following the effective service date of notice of the revocation. Untimely appeals may be administratively denied by the Village Clerk.**
- (C) The timely filing of a claim of appeal stays the revocation of a license pending the final decision of the Village Construction Board of Appeals.**
- (D) The rental inspector's decision to revoke a license may only be reversed by a majority vote of the Construction Board of Appeals. A revocation that is reversed by the Construction Board of Appeals has no effect.**

- (E) The Construction Board of Appeals may only reverse the revocation if the Construction Board of Appeals finds that the rental inspector failed to prove by preponderance of the evidence that the cited violation occurred, that the time in which the licensee was required to remedy the violation was reasonable, that the licensee failed to timely comply with the correction order, that the notice of violation was properly served, and that the notice of revocation was properly served.**
- (F) Hearings under this section shall be open to the public.**
- (G) The Village Construction Board of Appeals shall adopt and make available to the public the procedures under which hearings will be conducted. The procedures may not require compliance with strict rules of evidence but may mandate that only relevant information be received.**
- (H) The final decision of the Village Construction Board of Appeals must be in writing.**

§155.8 Notice.

- (A) Notice under this chapter is properly served when a copy thereof is served on the licensee in accordance with one of the following methods:
 - (1) A copy is delivered to the licensee personally; or**
 - (2) A copy is posted to the rental property and sent by U.S. mail to the licensee at the address on file with the rental inspector.****
- (B) Notice served under paragraph (A)(1) is effective upon delivery. Notice served under paragraph A(2) is effective seven calendar days from the date of mailing.**

§155.9 Violations and Enforcement.

- (A) Violations of this chapter are only punishable in accordance with this section.**
- (B) Any owner or operator who violates this chapter shall be responsible for a municipal civil infraction punishable by a fine not to exceed \$1,000 in addition to any costs permitted by law.**
- (C) Each day that a violation continues constitutes a separate violation. The violation of this chapter is a strict liability offense.**
- (D) The rental inspector is designated as an authorized Village official for the purpose of this chapter and authorized to issue municipal civil infractions and take all other actions necessary to enforce this chapter. Any function authorized to be performed by the rental inspector may be performed by the rental inspector's designee. The rental inspector may pursue any other remedies available at law or equity as part of the enforcement of this ordinance. The rental inspector may seek administrative**

search warrants and institute appropriate proceedings at law or equity to enforce this chapter and to restrain, correct, or abate violations.

- (E) The Village Council may, by resolution, establish any fees it deems necessary for the administration of this chapter, including fees for registrations, applications, inspections, licensing, and appeals.

Article 2. Enactment of Chapter 156. That the Lawton Village Code is hereby amended by adding a new Chapter 156 entitled “Short-term Rental Licensing” to Title XV as follows:

Chapter 156 Short-term Rental Licensing

§ 156.1 Purpose. The purpose of this chapter is to protect the general health, safety, and welfare of the public by enacting certain licensing and other requirements regulating short-term rentals.

§ 156.2 Definitions. As used in this chapter,

“Applicant” means a person has applied for a license under this chapter.

“Bedroom” means any room or space used or intended to be used for sleeping purposes.

“Dwelling unit” means a building or portion thereof that is designed for human occupancy and provides complete living facilities, including permanent provisions for sleeping, eating, cooking, and sanitation. A dwelling unit does not include “hotel units” as defined in Chapter 155.

“Habitable space” means a space in a dwelling unit for living, sleeping, eating, or cooking. Balconies, lavatories, water closets, storage or utility spaces and similar areas are not considered habitable spaces.

“Letter of compliance” means a letter issued by the rental inspector stating that a dwelling unit is eligible for a license.

“Letter of deficiency” means a letter issued by the rental inspector stating that a dwelling unit is not eligible for a license and identifying the deficiencies that must be corrected before a letter of compliance can be issued.

“License” means a license issued under this Chapter. The term includes both Class I and Class II licenses.

“Licensee” means a person licensed under this chapter.

“Occupant” means an individual 3 years of age or older other than the owner who uses a short-term rental as an overnight accommodation or is entitled to use a short-term rental as an overnight accommodation by reason of a rental agreement.

“Operator” means the person responsible for leasing, renting, and day-to-day operations of the short-term rental.

“Owner” means any person that has legal or equitable interest or title in the rental property or has lawful possession and control of the rental property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of the rental property by a court.

“Person” means an individual, corporation, partnership, or any other group acting as a unit.

“Real estate broker” means an individual who is a state-licensed real estate broker under the state Occupational Code, PA 299 of 1980, as amended.

“Rent” means to rent, let, sublet, or otherwise permit a person to occupy a rental property as a home, residence, temporary lodging, or sleeping unit with the owner’s consent for an agreed upon consideration.

“Rental Inspector” means the Village Manager or any person designated by the Village Manager to administer and enforce this chapter.

“Short-term rental” means a dwelling unit licensed to be rented and advertised for rent under this chapter. The term short-term rental includes any related property that will be accessible to occupants renting the dwelling unit.

“Short-term rental term” means the period of time specified or to be specified by the rental agreement that allows occupants access to the short-term rental.

“Sleeping area” means a room or space used or intended to be used for sleeping purposes.

“State” means the state of Michigan and any department or agency thereof.

“Zoning compliance determination” means a zoning compliance determination as defined in the Village Zoning Ordinance.

§ 156.3 Short-Term Rental License Required.

- (A) No owner or operator may rent for a term of 28 days or less or advertise for rent for a term of 28 days or less any dwelling unit that is not licensed under this chapter.**
- (B) Subsection (A) does not apply to the renting or advertising for rent of a dwelling unit to a member of the owner’s family when the owner resides at the rental property, to a caregiver who is providing services to the owner or members of the**

owner's family, to a previous owner after closing and prior to the transfer of possession, to a member of a previous owner's family after closing and prior to the transfer of possession, to caregiver providing services to the previous owner or member of the owner's family after closing and prior to the transfer of possession, or to the following uses as defined by the Village of Lawton Zoning Ordinance: adult day care facility, bed-n-breakfast inn, caretaker living quarters, congregate or interim care housing, dependent housing facilities, foster care home, hospitals, hotels, motels, state-licensed residential facility, in-patient rehabilitation facilities.

(C) The requirements of subsection (A) take effect January 1, 2026.

§ 156.4 Administration.

- (A) The rental inspector shall be responsible for the processing and issuing of licenses under this chapter. All licensing applications shall be made on and comply with the materials promulgated by the rental inspector. Consistent with the requirements of this chapter and state law, the rental inspector shall promulgate application materials, inspection checklists, the good neighbor guide, and take all other actions necessary to administer this chapter. The rental inspector shall maintain records of all applications, zoning compliance determinations, inspections, letters of compliance, letters of deficiency, and licenses.
- (B) Prior to the issuance of a license, the rental inspector shall inspect the dwelling unit and any property that will be accessible to the occupants for compliance with the requirements of this code. A passing inspection in which the rental inspector determines that the dwelling unit and any property that is under the applicant's control and that will be accessible to occupants complies with the requirements of this code is only valid for 45 calendar days.
- (C) Following the inspection under subsection (B), the rental inspector shall issue to the applicant a letter of compliance or a letter of deficiency. No dwelling unit may be issued a letter of compliance unless the dwelling unit has a valid passing inspection, a certificate of occupancy, and a zoning compliance determination evidencing the dwelling unit's eligibility for the license being sought. A letter of compliance is only valid for 30 calendar days.
- (D) No dwelling unit may be licensed without an unexpired letter of compliance. No person who is in default to the Village may be issued a license. No license may be issued without the payment of the required fees.
- (E) A license may only be issued to an owner of the dwelling unit being licensed. The rental inspector may impose additional requirements as a term of licensure that are necessary to ensure compliance with this code or as necessary to protect the health, safety, and welfare of the occupants.

- (F) Unless otherwise prohibited by this code, the rental inspector shall issue a license when an applicant has complied with all application requirements, the rental property has a valid letter of compliance, and the applicant has paid any required fees. A license is unique to the licensee and the dwelling unit for which it is issued, and it is not transferable. A license is a revocable privilege granted by the Village and is not a property right. The application for a license does not create or vest any right, title, franchise, or other property interest. The granting of a license does not create or vest any right, title, franchise, or other property interest.**
- (G) Unless revoked, a license is valid for three years from the date of issuance. A license must minimally clearly state the name of the licensee, the name and contact information of the operator, the maximum permitted occupancy of the short-term rental, the date of expiration, the address of the short-term rental, and any additional conditions of licensure imposed by the rental inspector pursuant to subsection (E).**
- (H) A license must be signed by the rental inspector and the Village Clerk. A license must be signed by the licensee agreeing to the terms of licensure.**

§ 156.5 License Types and Eligibility.

- (A) There are two license types under this chapter: Class I licenses, which are intended to regulate more intense commercial activity, and Class II licenses, which are intended to regulate less intense commercial activity.**
 - (1) Dwelling units that comply with the requirements of this chapter and that may lawfully be rented for a term of 28 days or less and for more than 14 days in a calendar year under the Village Zoning Ordinance are eligible for a Class I license.**
 - (2) Dwelling units that comply with the requirements of this chapter and that may lawfully only be rented for not more than 14 days in a calendar year under the Village Zoning Ordinance are eligible for a Class II license.**

§ 156.6 Operating Requirements.

- (A) When a dwelling unit is being rented as a short-term rental, the following requirements apply:**
 - (1) Short-term rentals and any property that will be accessible to the occupants must be maintained and operated in compliance with the conditions of the licensure and any other applicable requirements of this code.**
 - (2) Short-term rentals must be maintained and operated in a manner that does not endanger the health or safety of the occupants.**

(3) Fire Safety Requirements:

- a. Each kitchen must have a minimum of 1 fire extinguisher. The fire extinguisher must be in proper working order and easily accessible. The rental inspector may waive this requirement if other acceptable fire suppression systems are in place.**
- b. A safe and unobstructed path of travel must be provided from any habitable space in the dwelling unit to a public way or yard without requiring travel through a garage.**
- c. Means of egress doors must be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or special effort.**
- d. Flammable and combustible materials must be stored in a safe and secure manner.**
- e. The manufacturer recommended clearances for furnaces and water heaters must be maintained.**

(4) No room or space may be used as a sleeping area unless it is a bedroom or flex sleeping room.

(5) No room or space shall be used as a bedroom unless it complies with the following:

- a. If the room provides sleeping accommodations to more than one occupant it must contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof.**
- b. Except for dwelling units that contain only one bedroom, the room or space may not constitute the only means of access to other habitable spaces and may not serve as the only means of egress from other habitable spaces.**
- c. The room or space may not be a kitchen or nonhabitable space.**
- d. The room or space must have access to not less than one bathroom without passing through another bedroom.**
- e. The room or space must have access to not less than one bathroom located on the same story as the room or on an adjacent story.**
- f. The room or space must have an unobstructed emergency escape and rescue opening in the room or space that discharges directly into a public way, court, or yard. The emergency escape and rescue opening must be an operable window, door, or similar device that provides a safe means of escape and access for rescue in the event of an emergency. The rental inspector may require that the room be equipped with an escape ladder or other similar device if the rental inspector deems it necessary for the safe use of the emergency escape and rescue opening.**

(6) No room or space may be used as a flex sleeping room unless it complies with the following:

- a. The room or space may not be a kitchen or nonhabitable space.
 - b. The room or space must have access to not less than one bathroom located on the same story as the room or space or on an adjacent story.
 - c. A safe and unobstructed path of travel must be provided from the room or space to a public way or yard without requiring travel through a garage.
- (7) Maximum permissible occupancy for a short-term rental may not exceed the following: the total number of occupants that are permitted to occupy compliant bedrooms under this chapter plus two occupants per flex sleeping room.
- (B) The licensee shall ensure that the short-term rental has a current operator on file with the Village. The operator must be either the licensee or a real estate broker.
- (C) If any information provided on the short-term rental application changes, the licensee must notify the rental inspector of the change within seven calendar days of the change.
- (D) No licensee or operator may advertise a room or space for use as a sleeping area unless the room or space is permitted to be utilized as a sleeping area under this chapter.
- (E) No licensee or operator may advertise a short-term rental for occupancy in excess of the occupancy permitted by the license or this chapter.
- (F) Class I short-term rentals must comply with the following additional requirements:
- (1) The licensee must maintain liability insurance of \$1,000,000.00 or more on the short-term rental while it is being offered for rent. The insurance coverage must defend and indemnify the licensee and any occupants in the short-term rental for bodily injury and property damage.
- (G) Class II short-term rentals must comply with the following additional requirements:
- (1) Before the beginning of a short-term rental term, the licensee or operator shall notify the rental inspector of the dates of the term and the number of nights for which the dwelling unit will be rented.

§ 156.7 Notice of Violation and Revocation.

- (A) The rental inspector may issue a notice of revocation and revoke a license in accordance with subsection (D) if a licensee fails to timely comply with a correction order issued under subsection (B).

- (B) Whenever the rental inspector determines that there has been a violation of this chapter, the rental inspector may issue a notice of violation. The notice shall contain a description of the violation as well as a correction order allowing a reasonable time to remedy the violation. The notice shall state that failure to comply with the correction order may result in the revocation of the license.**
- (C) The rental inspector may issue a notice of revocation and revoke a license in accordance with subsection (D) if there have been two or more municipal civil infraction determinations resulting from the licensee's or operator's violation of Section 156.6 within the current licensing term concerning the short-term rental for which the license is to be revoked.**
- (D) Notice of the revocation of a license must be in writing and state the date upon which the license will be revoked. Subject to Section 156.8, a license is revoked 30 calendar days following notice of the revocation.**
- (E) A licensee whose license has been revoked may not apply for or be issued a license for a period of 365 days following the date of revocation.**
- (F) A notice of violation and notice of revocation issued under this section must comply with the service requirements of Section 156.9.**
- (G) Nothing in this section requires the issuance of a notice of violation prior to the issuance of a municipal civil infraction for a violation of this chapter.**

§ 156.8 Appeals.

- (A) A licensee who has been issued a notice of revocation under Section 156.7 may appeal the pending revocation to the Village Construction Board of Appeals.**
- (B) A claim of appeal must be in writing and must state the basis for the appeal. A claim of appeal must be received by the Village Clerk within 20 calendar days following the notice of revocation. Untimely appeals may be administratively denied by the Village Clerk.**
- (C) The timely filing of a claim of appeal shall stay the revocation of a license pending the final decision of the Village Construction Board of Appeals.**
- (D) The rental inspector's decision to revoke a license may only be reversed by a majority vote of the Construction Board of Appeals. A revocation that is reversed by the Construction Board of Appeals has no effect.**
- (E) If subsection 156.7(A) is the basis for revocation, the Construction Board of Appeals may only reverse the revocation if the Construction Board of Appeals finds that the rental inspector has failed to prove by preponderance of the evidence that the cited**

violation occurred, that the time in which the licensee was required to remedy the violation was reasonable, that the licensee failed to timely comply with the correction order, that the notice of violation was properly served, and that the notice of revocation was properly served.

- (F) If subsection 156.7(C) is the basis for revocation, the Village Construction Board of Appeals may only reverse the revocation if the Construction Board of Appeals finds that the rental inspector has failed to prove by preponderance that there have been two or more municipal civil infraction determinations resulting from the licensee's or operator's violation of Section 156.6 within the current licensing term concerning the short-term rental for which the license is being revoked.
- (G) Hearings under this section shall be open to the public.
- (H) The Village Construction Board of Appeals shall adopt and make available to the public the procedures under which hearings will be conducted. The procedures may not require compliance with strict rules of evidence but may mandate that only relevant information be received.
- (I) The final decision of the Village Construction Board of Appeals must be in writing.

§ 156.9 Service of Notices.

- (A) Notice under this chapter is properly served when a copy thereof is served on the licensee in accordance with one of the following methods:
 - (1) A copy is delivered to the licensee personally; or
 - (2) A copy is posted to the rental property and sent by U.S. mail to the licensee at the address on file with the rental inspector.
- (B) Notice served under paragraph (A)(1) is effective upon delivery. Notice served under paragraph A(2) is effective seven calendar days from the date of mailing.

§ 156.10 Violations and Enforcement.

- (A) Violations of this chapter are only punishable in accordance with this section.
- (B) Any owner or operator who violates Section 156.3 shall be responsible for a municipal civil infraction punishable by a fine not to exceed \$1,000 in addition to any costs permitted by law.
- (C) Any owner or operator who rents or advertises for rent a short-term rental that does not comply with Section 156.6 or otherwise violates any provision of Section 156.6 shall be responsible for a municipal civil infraction punishable by a fine not to exceed \$500 in addition to any cost permitted by law.

- (D) **The rental inspector is designated as an authorized Village official for the purpose of this chapter and authorized to issue municipal civil infractions and take all other actions necessary to enforce this chapter. Any function authorized to be performed by the rental inspector may be performed by the rental inspector's designee. The rental inspector may pursue any other remedies available at law or equity as part of the enforcement of this ordinance. The rental inspector may seek administrative search warrants and institute appropriate proceedings at law or equity to enforce this chapter and to restrain, correct, or abate violations.**

- (E) **The Village Council may, by resolution, establish any fees it deems necessary for the administration of this chapter, including fees for applications, inspections, licensing, and appeals.**

Article 3. Savings Clause.

The provisions of this ordinance are severable. If any part of this ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void or render inoperable other parts or portions of this ordinance.

Article 4. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of any such conflict.

Article 5. Effective Date.

This ordinance is effective upon the expiration of the twentieth day following its publication in the manner required law.

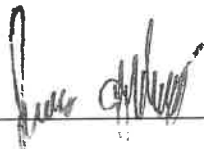
The vote regarding the adoption of this ordinance was as follows:

YEAS: Appleby, Raber, G. Dudek, E. Dudek, Peterson, Tanis

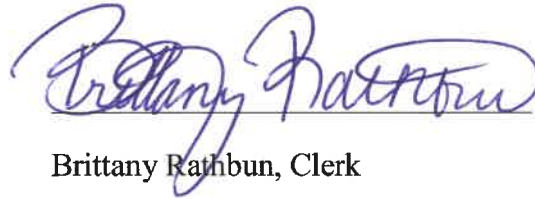
NAYS: None

ABSENT: Turner

ORDINANCE NO. 02-2025 DECLARED ADOPTED.



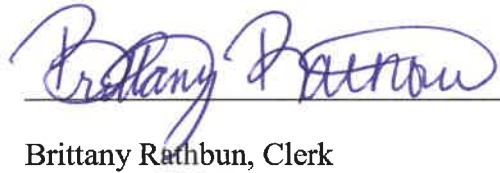
 Josh Appleby, President



Brittany Rathbun, Clerk

CERTIFICATION

I, Brittany Rathbun, the Clerk of the Village of Lawton, hereby attest that the foregoing is a true and accurate copy of an ordinance adopted by the Village Council of the Village of Lawton at a meeting of the Village Council called and held in accordance with the required statutory procedures.



Brittany Rathbun, Clerk