

## Ordinance 11-25

### AN ORDINANCE REGARDING OCCUPIED STRUCTURES IN THE VILLAGE OF FELICITY

Whereas, the Village Council of Felicity, Ohio, has found and determined that there exists within the Village, certain structures that are being occupied, and in order to preserve the health, safety, and welfare of the citizens, these need to be regulated.

For the purpose of this Ordinance the following definitions shall apply:

**Occupied Structure:** any house, building, outbuilding, watercraft, aircraft, railroad car, truck, trailer, camper, tent, or other vehicle or shelter, or any portion thereof, to which any of the following applies:

- (1) It is maintained as a permanent or temporary dwelling, even though it is temporarily unoccupied and whether or not any person is actually present.
- (2) At the time, it is occupied as the permanent or temporary habitation of any person, whether or not any person is actually present.
- (3) At the time, it is specially adapted for the overnight accommodation of any person, whether or not any person is actually present.
- (4) At the time, any person is present or likely to be present in it.

**Owner:** As used in this Ordinance, an owner or owners shall be the owner of record of the premises, land contract purchaser, renter, lessee, or other person firm, or corporation or their duly authorized agents, with control over the property.

**Occupant:** any person or persons living or inhabiting an occupied structure

#### **Section I**

Any and all occupied structures must meet the following requirements:

- (1) Each occupied structure must be on a property that contains no other occupied structures, with the exception of a multi unit structure, ie; a duplex or apartments

(2) Each structure must have a water tap and electric meter in use, and specifically for the occupied structure. The structure can not be serviced with an extension cord for electric, nor a hose for water service.

(3) Each occupied structure shall have a designated line for sewage that is connected to the Clermont County sewer system, or a prior approved septic system.

(4) Each occupied structure shall be compliant with all Health and Building Codes of the Village of Felicity and Clermont County.

## **Section II**

Any violation of this ordinance shall result in a warning to vacate the occupied structure immediately. Failure to do so will result in criminal charges being filed as a violation of this Ordinance. All inhabitants, and all persons allowing persons to inhabit said occupied structure(s) are considered to be in Violation of this Ordinance

## **Section III**

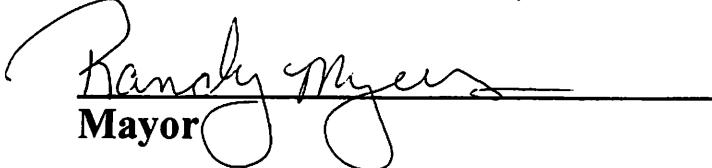
### **Penalty**

Any violations of this Ordinance shall be a fourth degree misdemeanor on the first offense, punishable by a fine of \$250.00 per day, or 30 days imprisonment, or both. Repeat offender will face a third degree misdemeanor, punishable by a \$500.00 fine or 60 days imprisonment or both.

Each day the violation continues is deemed a separate offense.

This Ordinance will be in effect immediately upon passing a vote of Council.

Passed on this date, October 7, 2025.

  
Randy Myers  
Mayor

  
Julie Cull  
Fiscal Officer / Clerk