

BED AND BREAKFASTS & ROOMING HOUSES

I. WHAT IS A ROOMING HOUSE?

A Rooming House is a dwelling which is occupied by three or more roomers or in which three or more rooms are kept, used, maintained, advertised or held out to the public to be a place where sleeping accommodations are offered for pay and where nursing or dietary care, therapy or counseling is not offered for its occupants.

II. WHAT IS A BED AND BREAKFAST HOME?

A Bed and Breakfast Home is an owner-occupied dwelling, licensed as a rooming house pursuant to Chapter 855 of the Cincinnati Municipal Code, providing lodging for compensation for three to five persons. Breakfast shall be offered to lodgers. No kitchen facilities may be provided for use by lodgers. The maximum length of stay by any lodger shall be four consecutive weeks.

III. WHAT IS A BED AND BREAKFAST INN?

A Bed and Breakfast Inn is a dwelling, licensed as a Rooming House pursuant to Chapter 855 of the Cincinnati Municipal Code, providing lodging and meals for compensation with no more than five bedrooms for lodgers. No kitchen facilities may be provided for use by lodgers. The maximum length of stay by any lodger shall be four consecutive weeks.

IV. WHAT IS A ROOMER?

A roomer is a person who is not a member of the immediate family, or related by blood, marriage nor legal adoption to the operator of the Rooming House and to whom space is provided for sleeping purposes for pay.

V. WHEN IS A ROOMING HOUSE LICENSE REQUIRED?

A license is required for every Rooming House, Bed and Breakfast Home and Bed and Breakfast Inn.

VI. WHAT SHOULD I DO FIRST?

If you would like to open a Bed and Breakfast or a Rooming House you must first call the Zoning Division at (513) 352-3313 to check if the use is permitted. If the use is permitted, apply for a license in the Office of the City Treasurer, located in Room 202 City Hall, 801 Plum Street, Cincinnati, Ohio 45202 (352-2430).

VII. WHAT HAPPENS AFTER I APPLY FOR THE ROOMING HOUSE LICENSE?

Your application will be routed to the Permit Center (352-3271) where it will be reviewed by Zoning Administration. Within about a week you will be contacted by a Safety and Maintenance Inspector, who will make an appointment to inspect the building for compliance with the Building Code. If the building conforms to the applicable Codes your license will be mailed to you. If it does not conform to the Codes, you will receive written notification of why a license may not be issued. In order to alter and bring a building into Building Code Compliance, three sets of plans and one application shall be submitted to the Permit Counter for Approval. See Policy Directive No. 1. More information about licensing and the responsibilities of rooming house operations can be found in Chapter 855 of the Cincinnati Municipal Code.

VIII. FOR WHAT PERIOD OF TIME IS A ROOMING HOUSE LICENSE VALID?

A rooming house license is normally valid for one year. The operator must apply each year for renewal of the license at which time the Rooming House will be re-inspected by a Housing Inspector.