

Ordinance No. 622-2026

By Council Members Howse-Jones,
Santana and Griffin
(by departmental request)

AN EMERGENCY ORDINANCE

To authorize the Director of Building and Housing to waive construction permitting fees for new one-family to three-family residential construction in the newly-defined East Side TIF District, and to authorize a fifty percent reduction of construction permitting fees for larger new multi-family or mixed-use residential construction in this same designated area.

WHEREAS, the City of Cleveland seeks to encourage residential development and reinvestment in targeted neighborhoods; and

WHEREAS, to provide financial relief to developers undertaking qualifying residential construction projects, waiving or reducing construction permitting fees serves as an incentive to promote new housing construction and neighborhood revitalization; and

WHEREAS, the City desires to support the development of both single-family and multi-family housing to meet diverse housing needs; and

WHEREAS, as a companion to this ordinance, the City is introducing legislation creating an East Side TIF District, which is also known as a Housing Innovation District in Wards 5 and 8, and it is in this district that this ordinance will cover; and

WHEREAS, Section 3105.25 of the Codified Ordinances of Cleveland, Ohio, 1976, establishes construction permitting fees as regulated by the Ohio Building Code; and

WHEREAS, this ordinance constitutes an emergency measure providing for the usual daily operation of a municipal department; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLEVELAND:

Section 1. The Director of Building and Housing is authorized to waive one hundred percent (100%) of all construction permitting fees, as specified in Section 3105.25(a) of the Codified Ordinances of Cleveland, Ohio, 1976, for new construction of one-family, two-family and three-family residential dwelling houses located within the East Side TIF District, which is the Housing Innovation District located from St. Clair Avenue to Hough Avenue and from East 55th Street to the Cleveland Cultural Gardens, as depicted in the map placed in File No. **622-2026-A**, and as determined by the Director.

Section 2. The waiver of construction permit fees as described in Section 1 above shall not apply to any fee, surcharge or assessment required by the September 30, 2025, version of Revised Code Section 3718.102, as amended by House Bill 96.

Section 3. The Director of Building and Housing is authorized to reduce by fifty percent (50%) all construction permitting fees, as specified in Section 3105.25(b) of

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the Codified Ordinances of Cleveland, Ohio, 1976, for new construction of multi-family or mixed-use residential developments located within the East Side TIF District.

Section 4. The Director of Building and Housing shall establish guidelines, administrative procedures, forms and criteria for the construction permitting fees to be applied in the East Side TIF District as the designated area under this ordinance. Such guidelines may include, but are not limited to, geographic boundaries, development eligibility requirements and documentation necessary to qualify for the incentives.

Section 5. The authority granted under this ordinance shall apply only to new construction projects for which complete applications for permits are submitted on or after the effective date of this ordinance.

Section 6. The Director of Building and Housing is authorized to take any and all actions necessary to implement the provisions of this ordinance.

Section 7. That this ordinance is declared to be an emergency measure and, provided it receives the affirmative vote of two-thirds of all the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

SMA:KPR:uo
5-11-26

FOR: Director Martin O'Toole

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[File No.622-2026-A]

**REPORT
after second Reading**

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READ FIRST TIME on MAY 11, 2026

REPORTS

and referred to DIRECTORS of Building and Housing, City Planning, Finance, Law; COMMITTEES on Development, Planning and Sustainability, Finance, Diversity, Equity and Inclusion

CITY CLERK

READ SECOND TIME

CITY CLERK

READ THIRD TIME

PRESIDENT

CITY CLERK

APPROVED

MAYOR

PASSAGE RECOMMENDED BY
COMMITTEE ON
**DEVELOPMENT, PLANNING AND
SUSTAINABILITY**

FILED WITH COMMITTEE

PASSAGE RECOMMENDED BY
COMMITTEE ON
**FINANCE, DIVERSITY, EQUITY
and INCLUSION**

FILED WITH COMMITTEE

