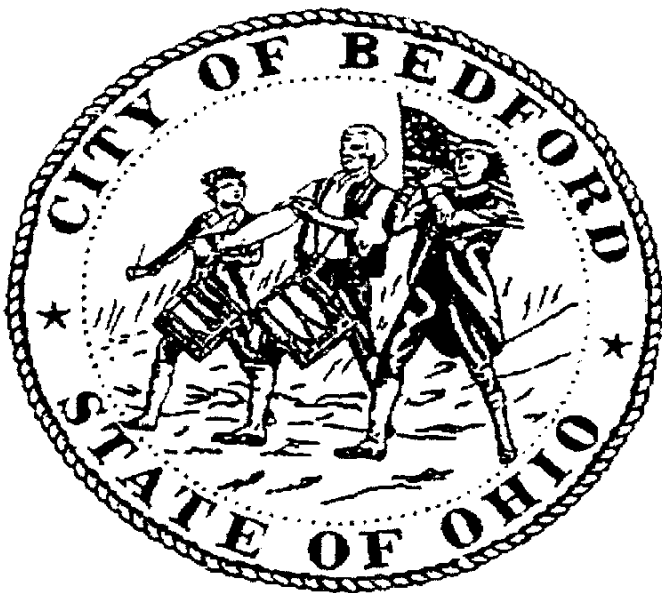


**CODIFIED
ORDINANCES
OF THE
CITY OF
BEDFORD,
OHIO**

CLEVELAND PUBLIC LIBRARY
PUBLIC ADMINISTRATION

NOV 21 2005



Complete to October 17, 2005

- (a) The lowering of property values;
 - (b) A change in the racial, religious, sexual, ethnic composition or familial status of the block, neighborhood or area in which the property is located;
 - (c) An increase in criminal or anti-social behavior in the area;
 - (d) A decline in the quality of the schools serving the area.
- (Ord. 7311-00. Passed 10-2-00.)

727.04 PROHIBITION OF CERTAIN PRACTICES.

No person who receives or expects to receive pecuniary gain from the sale of real property shall:

- (a) Incite, arouse, or refer to neighborhood unrest, community tension, or racial, religious, or nationality change in a neighborhood or on a particular street for the purpose of or inducing or promoting the sale or lease of real property.
- (b) Promote or influence or attempt to promote or influence a property owner, occupant, or tenant to list for sale, sell, remove from, or lease real property by referring to race, color, religion, or national origin of neighbors, tenants, prospective buyers, or occupants of real property.
- (c) Resort to or engage in any intimidation or threats in attempting to influence or induce a property owner or tenant to list for sale, sell, remove from, or lease real property. (Ord. 7311-00. Passed 10-2-00.)

727.05 NOTICE REQUIRED.

(a) All tenants in a conversion condominium development shall be offered an option, exercisable within no less than ninety days after notice, to purchase a condominium ownership interest in the development, and after the expiration of said ninety day period, tenants shall be given written notice of not less than one hundred twenty days prior to being required to vacate the premises to facilitate the conversion.

(b) This section shall not apply to evictions for purposes other than for the purpose of converting an apartment or apartment building into a condominium, nor shall it apply to conversion condominium developments excluded under Ohio R.C. 5311.24.
(Ord. 7311-00. Passed 10-2-00.)

727.06 REGISTRATION.

Each owner of an apartment building, occupied by tenants prior to the time that the condominium property is submitted to the provisions of Ohio R.C. Ch. 5311, shall register with the Building Commissioner or his designated representative in a form provided prior to offering any units for sale. Such form shall include the owner's name, address, telephone number, the address of the specific apartment building or buildings to be converted into condominium, the date such property was or will be submitted to the provisions of Ohio R.C. Ch. 5311, the number of suites in each apartment building, and any other information the Building Commissioner or his designated representative may reasonably require. (Ord. 7311-00. Passed 10-2-00.)

727.99 PENALTY.

No provision of this chapter shall be construed to impair any common law or statutory cause of action or legal remedy therefrom, of any person for injury or damage arising from any violation of this chapter. Whoever violates any of the provisions of this chapter shall be fined not more than one thousand dollars (\$1,000) or imprisoned not more than six months, or both. Each day's continued violation shall constitute a separate offense.
(Ord. 7311-00. Passed 10-2-00.)