

ORDINANCE NO. 2026- 13

**AN ORDINANCE AMENDING CHAPTER 1355 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK, OHIO, TITLED “POINT OF SALE INSPECTIONS;” SPECIFICALLY, AMENDING SECTION 1355.01, TITLED “POINT OF SALE CERTIFICATE REQUIRED” AND DECLARING AN EMERGENCY.**

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, COUNTY OF LAKE, STATE OF OHIO:

**Section 1.** Chapter 1355 of the Codified Ordinances of the City of Willowick, Ohio titled “POINT OF SALE INSPECTION;” specifically, Section 1355.01 “POINT OF SALE CERTIFICATE REQUIRED” is hereby amended to read and provide as follows:

(a) The owner of any dwelling structure, other structure, or land ~~upon which such dwelling structure or other structure is~~ located in the City, entering into an agreement to sell or otherwise convey an interest in such land or structure, shall obtain from the Building Inspector a point of sale certificate, and shall present such certificate or any exact copy thereof to any prospective purchaser or grantee prior to the time of transfer of title to the purchaser, and shall permit the escrow agent, if any, to comply with this chapter. The point of sale certificate shall contain the inspection report of the Building Inspector concerning the condition of the sidewalks, lateral sewers, and connections for sanitary and storm sewers, sanitary and storm sewer risers, ~~and~~ smoke detectors **and any outstanding property maintenance violations** for the subject real property. No point of sale certificate shall be issued to a new owner of an existing building or structure until the applicant for such certificate has produced evidence, satisfactory to the Building Inspector, that the sewer piping on the subject property from the building to the sanitary main and storm main is in good condition and free from infiltration, and that the connections to the sanitary and storm sewers, and corresponding risers, have been identified and located.

(b) No certificate shall be issued to a new owner of an existing building or structure until the applicant for such certificate has produced evidence, satisfactory to the Building Inspector, that the aforesaid risers shall be capped with an appropriate cast iron riser cap having a six-inch diameter. Said risers shall be set at an elevation of ground level.

(c) Unless as otherwise authorized and directed in writing by the City, the testing necessary to provide compliance with the provisions of this section shall be conducted exclusively by the City using a video camera in the sanitary and storm mainline and/or such other tests as determined by the City Engineer. The cost of such testing shall be paid by the property owner at the prevailing price as set from time to time by Council. All approvals of work to correct defective lateral sewers, defective sewer connections and defective risers shall be made by the City.

(d) Upon the providing of sewer cleaning services to the property owner by the Service Department of the City prior to any point of sale inspection required by this section, the owner shall, at such time, cause the riser(s) connected to the applicable sanitary and/or storm sewer to be set at an elevation of ground level as required in subsections (a), (b) and (c) of this section.

**Section 2.** The existing Section 1355.01 of the City’s Codified Ordinances are hereby repealed in that said Section and is suspended by this legislation.

**Section 3.** All formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances and Section 121.22 of the Ohio Revised Code.

**Section 4.** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, welfare and dignity of the residents of the City of Willowick and therefore shall be in full force and take effect immediately upon its passage by Council and its approval by the Mayor, or at the earliest period allowed by law.

WHEREFORE, this Ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council \_\_\_\_\_

\_\_\_\_\_  
Monica Koudela, Council President

Submitted to the Mayor: \_\_\_\_\_

Approved by the Mayor: \_\_\_\_\_, 2026

\_\_\_\_\_  
Michael Vanni, Mayor

ATTEST: \_\_\_\_\_  
Alyssa Moran, Clerk of Council