

Sponsor: Browning

ORDINANCE NO. 2026-24

AN ORDINANCE AUTHORIZING A TEMPORARY PROGRAM FOR THE WAIVER OF WATER AND SEWER TAP FEES FOR CERTAIN NEW RESIDENTIAL CONSTRUCTION WITHIN THE CITY OF WELLSTON, OHIO.

WHEREAS, the City of Wellston recognizes the need to encourage new residential construction, promote neighborhood revitalization, and increase the availability of quality housing within the City; and

WHEREAS, water and sewer tap fees are one-time charges assessed to recover the cost of connecting to the municipal utility system; and

WHEREAS, the City Council finds that reducing or eliminating such fees can lower construction costs and potentially increase housing construction activity; and

WHEREAS, the City further desires to promote local employment and economic activity by encouraging the construction of traditionally site-built (stick-built) housing rather than manufactured housing units; and

WHEREAS, the City Council desires to ensure compliance with municipal income tax requirements and to promote tax participation by all entities and individuals performing residential construction work within the City;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Wellston, Ohio:

SECTION 1. DEFINITIONS. For the purpose of this Ordinance, "Tap Fee" means the one-time fee charged by the City for connection to municipal water and/or sewer systems. "Vacant Lot" means a parcel of land within the City limits upon which no residential structure exists at the time the waiver is requested. "New Residential Construction" means the construction of a new single-family "Stick-Built Home" constructed on-site using traditional building methods and materials, including but not limited to wood framing, masonry, or similar construction techniques.

SECTION 2. WAIVER OF TAP FEES. The City of Wellston hereby authorizes the full waiver of all municipal water and sewer tap fees for qualifying new residential construction. This waiver shall apply only to new "stick-built" single-family homes constructed on vacant lots within the City limits. Manufactured housing, modular housing, and mobile homes shall not be eligible for the tap fee waiver under this program.

SECTION 3. ELIGIBILITY REQUIREMENTS. In order to qualify for the tap fee waiver, an applicant must obtain all required zoning approvals and permits from the City and must provide documentation demonstrating that the construction is for a new stick-built home on a vacant lot. The applicant shall comply with all applicable codes, ordinances, and utility requirements, and the construction of the dwelling must be completed within one year from the start of construction, which may be extended at the discretion of the Director of Code Enforcement.

SECTION 4. INCOME TAX REGULATION COMPLIANCE. All contractors, subcontractors, and employers performing work on the construction project, as well as all individuals performing labor on such project, shall comply with the City of Wellston's municipal income tax requirements. Such compliance shall include registration with the municipal income tax authority (RITA), including registration for withholding purposes, and the timely withholding and payment of municipal income taxes on qualifying wages earned within the City.

SECTION 5. APPLICATION PROCESS. Applicants seeking the tap fee waiver shall submit an application to the City identifying the property location, the type of construction proposed, proof that the lot is vacant, and construction plans or documentation identifying the structure as a stick-built home. The Director of Code Enforcement, or their designee, shall review each application and determine eligibility for the waiver.

SECTION 6. DURATION OF PROGRAM. This waiver program shall remain in effect through December 31, 2027, unless extended or repealed by the City Council.

SECTION 7. COMPLIANCE AND REVOCATION. If it is determined that a structure does not meet the definition of a stick-built home, that the applicant has provided false or misleading information, or that any contractor, subcontractor, employer, or worker associated with the project has failed to comply with the City's municipal income tax registration, filing, or withholding requirements, the waiver may be revoked and all applicable tap fees shall become immediately due and payable. The City may, at its discretion, require proof of continued compliance and may suspend work or approvals until such compliance is demonstrated.

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and the deliberations of this Council and any of its committees that resulted in such formal action were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 18th day of June, 2026.



President of Council

ATTEST:


Clerk of the Legislative Authority
Approved this 18th day of June, 2026.





Mayor