



## Overview: **Local Agent in Charge**

City of Cleveland employees may not provide legal advice to the public. The information provided is for informational purposes only and is not legal advice. For questions regarding the application of a city ordinance or regulation, you should consult an attorney regarding your specific situation.

*A Local Agent in Charge (LAIC)* is an important tool used by the City of Cleveland when it comes to rental properties. It helps ensure that owners of Cleveland properties who live outside of the area (or outside Ohio, or the United States) have someone available locally who can respond quickly to issues or emergencies, as well as facilitate compliance with our local laws.

The City of Cleveland's definition of "Local Agent in Charge" is in Cleveland Codified Ordinance § 365.01(k). In summary, a LAIC is someone who can take responsibility for a rental property in the same way an owner would. If there are things that need fixed, it's the LAIC's responsibility to fix them, if the owner doesn't. If there is paperwork that needs managed, it's the LAIC's responsibility to manage it, if the owner doesn't. If there are fines to pay, it's the LAIC's responsibility to pay them, if the owner doesn't.

***A LAIC will be held responsible and liable for any issue at a property if the owner of the property refuses to fulfil their duties.*** However, the LAIC has the right to turn around and make sure that any costs paid by the LAIC that should have been handled by the property owner are reimbursed by the property owner—ultimately through the courts, if necessary.

If the property owner is a human being and not a corporation, and that human being lives in Cuyahoga County or any of the neighboring counties—then the owner themselves can be the LAIC, and this requirement won't add any new requirements for them whatsoever. Otherwise, the owner needs to get a human being who lives in Cuyahoga County to take on this responsibility. And this responsibility can't be forced on to anyone—the LAIC has to affirmatively agree to take it on.



City ordinances allow for an individual LAIC to withdraw from their role at any time, as described in § 365.02(g). This requires a written message addressed to the Cleveland Director of Building & Housing. A form is forthcoming, but an email to **bhrental@clevelandohio.gov** is sufficient. The LAIC will be still liable for any issues that occurred or fines that were levied during the time while they were LAIC and before they withdrew. But once they withdraw, any new issues or fines will not be associated with them. Please note that any private agreement between a property owner and a LAIC might be more complicated than the City's ordinances.

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