



March 8, 2022

Chairman Wiggam

Ohio House State and Local Government Committee

Katie Moline

Council Member

At-Large

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Chairman Wiggam:

Thank you for the opportunity to share with you some of our points of concern that brings us to oppose HB 563.

HB 563 would preempt local governments from regulating or prohibiting the use of short-term rental properties. This preemption of municipal Home Rule authority would prohibit our municipality from creating necessary regulations that protect the safety and best interests of the residents in my community.

In 2021, we sponsored Ordinance 267-21 that established a permit system for short-term rental units in the City of Toledo. We did this to enhance public safety and accountability in order to avoid nuisance conditions at the property. Simultaneously, this ordinance was narrowly developed so as to not discourage the development of the short-term rental market in Toledo, but to assure the safety of occupants and minimize the impacts on the surrounding neighborhood. This ordinance passed overwhelmingly demonstrating the need for such accountability in our community.

I have attached a copy of this ordinance to this testimony.

Additionally, one can see through the City of Toledo's website how it has been seamlessly implemented in a citizen-friendly way:

<https://toledo.oh.gov/business/how-to-do-business-in-the-city/business-licenses/short-term-rental-permit>.

Local control as granted to municipalities in the Ohio Constitution ensures that a city or village can enact ordinances and regulations that reflect the will of its residents. If a municipality seeks to regulate short term rental properties, then that action is a direct reflection of the desires of the members of that community.



Statewide preemptions such as HB 563 would prevent the residents of our municipality from being able to decide whether local policies regarding short-term rental properties are in the best interest of our individual community.

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HB 563 would preempt the constitutional Home Rule authority that grants the residents of municipalities a voice in deciding what is best for the community they call home. It is critical that the state preserve local control. What works best for our municipality does not always work for another city or villages. The government closest to the people governs best, and that is why we urge your opposition to this bill.

Mr. Chairman and members of the Ohio House State and Local Government Committee, thank you for your consideration of our concerns.

Respectfully,

Katie Moline
Councilwoman, At Large
City of Toledo

Theresa Gadus
Council Member, District 3
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