



OTTAWA COUNTY TOWNSHIP ASSOCIATION

Art Castillo, President
Matt Montowski, Vice-President
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March 8, 2022

Hon. State Rep. Sarah Fowler Arthur
Capitol Office
77 S. High Street
Columbus, Ohio 43215

Hon. State Rep. Ron Ferguson
Capitol Office
77 S. High Street
Columbus, Ohio 43215

RE: HB 563 Short Term Rentals

Honorable State Representatives,

After careful deliberation and review, the Ottawa County Township Association wants to respectfully express opposition to the proposed HB 563, a bill that would all but eliminate local government's ability to regulate short-term rentals and would create a situation of commercial ventures in otherwise residential areas throughout the State of Ohio.

Let me take a moment to describe Ottawa County. Our county is located in northern Ohio on the shores of Lake Erie. Much of our county is a tourist destination and sees thousands of people visiting for recreational purposes. Please understand our townships best understand the communities they represent and know the most appropriate places for rentals with the influx of tourists. With no regulation of short-term rentals, it could potentially put added pressure on our overly burdened law enforcement agency.

While we do not disagree short-term rentals have a place in today's economic landscape and they may well bring more traffic to our downtown areas and shops, the lack of being able to regulate these types of rentals in any manner is what is giving Townships, Municipalities, and Counties concern. Short-term rentals should have a place in today's economy, but that place should be regulated in the same manner that other quasi-commercial/rental uses are regulated in order to prevent them from operating in an area that will cause undue hardship for their neighboring citizens.

Without the ability to regulate where these short-term rentals can operate, Ohioans who simply want a quiet place to come home to after work, or those that have retired to a quiet neighborhood could see their investment severely impacted by one or more of these rental properties operating on their street.

We do not agree with the idea that "Ohioans should always have the right to use what is often their most valuable asset, their homes, as an investment to make money through short-term rental." A home, in an otherwise residential area was purchased to be just that, a home to live in; individuals looking for an investment property or a rental property should be looking for those types of properties.

If you live on a nice quiet street, you could essentially have a neighbor disrupting the neighborhood by renting his house nonstop, creating fear and distrust of who is temporarily living next door. And, there will be no regulations. The owner does not even have to be on premise. You must understand the majority of people move to residential areas in townships for peace and quiet away from the city.

In our county along the lakeshore, we have large multimillion dollar homes with many bedrooms. A homeowner with a five-bedroom home would be allowed to rent it out on a nightly basis, as if they are running a hotel. Being a neighbor, I could not fathom people coming and going adjacent to my property for a short-term rental. And, they are most likely not paying bed tax which townships and other local governments depend on for revenue.

To change the rules now without any regards to what is currently in existence and stripping the local governments of any authority to regulate where these short-term rental properties can be located is a disservice to all who have already purchased homes in residential neighborhoods with no intentions of running a business out of their homes.

We respectfully ask that you reconsider this bill in its current form and allow township local zoning to work as it is intended and regulate these types of properties.

On behalf of the Ottawa County Township Association,

Sincerely,



Ottawa County Township Association

Molly Sass, Secretary/Treasurer

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