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**TESTIMONY OF DANA McDANIEL, CITY MANAGER OF THE CITY OF DUBLIN, OHIO,
IN OPPOSITION TO H.B. 563**

Chairman Wiggam, Vice Chair John, Ranking Member Kelly, and members of the committee, I am Dana McDaniel, City Manager of the City of Dublin. I am providing testimony in opposition to House Bill 563 and background regarding our City's experience with short-term rentals.

In response to concerns expressed by residents of the City of Dublin, in August 2019 the Dublin City Council began formal discussions of potential regulation of short-term rentals within the City. The concerns of residents involved effects of short-term rentals in their residential communities that directly impacted these residents' use and enjoyment of their own properties—late-night noise; trespassing; parking; and littering. The members of Dublin City Council, elected by residents of the City of Dublin to represent them, undertook a substantial process for over a year to study the issues—including the nature of the land-use, the health and safety components of short-term rentals in residential properties, and other communities' activities with regard to short-term rentals. Local stakeholders spoke for and against certain provisions, and this public and democratic process resulted in a registration program, with a finite number of nights residential properties could be used for short-term rentals.

The bill under consideration today would gut the work that the City's residents did to arrive at a short-term rental regulation that works in our City. And it would do the same for the regulations other home-rule municipalities have adopted to regulate short-term rentals in a manner appropriate for their unique circumstances. This bill manufactures a problem and imposes an inflexible and ill-advised so-called solution. It is just one more attempt to micromanage local government, despite the enshrinement of home rule in Ohio's Constitution for over 100 years.

The City of Dublin, through prudent local leadership and land-use planning, has grown from a population of 681 residents in 1970 to a population of nearly 50,000 as of the 2020 U.S. Census. Suffice it to say that people choose Dublin, and they have good reasons. We have achieved a mixture of residential amenities, a strong business climate, and local attractions to create a prosperous and inclusive community. Much of the City's residential property consists of single-family neighborhoods arranged to provide a balance of quiet sanctuary in the home and community among neighbors. Meanwhile, the City has successfully accommodated tourism and nationally recognized events such as the Memorial Tournament and the Dublin Irish Festival that welcome thousands of visitors every year.

As became clear from the City's study of the subject, the potential for permanent inclusion of short-term rental operations in residential neighborhoods would upset the balance sought by our residents and cultivated by our local leaders. Residents in cul-de-sac neighborhoods experienced disruptions to their use of their property due to increased noise, litter, and traffic. The owner of the short-term rental property was absent, and so these concerns were not adequately addressed by neighbor-to-neighbor conversation. The short-term tenants were here today, gone tomorrow, and so they did not have any investment in the neighborhood's wellbeing or in accommodating neighbors. And while noise and other nuisance-type issues are standalone regulations in our city code, the City's ability to enforce these regulations is not well-suited to short-term tenants and absentee landowners. Remember, they are here today and gone tomorrow.

Notwithstanding the straw-man property rights arguments made by the bill's proponents, property owners have a countervailing right to the quiet use and enjoyment of their properties in a manner that does not negatively affect their neighbors and that ensures the continued property value and character that led them to purchase their homes. It is simply false to say that property owners have a right to commercialize their properties in whatever way they see fit—no one, I hope, would argue that a homeowner can monetize her residential property by opening a nightclub or an event center.

Dublin has chosen to respond to its residents by striking a balance. Other municipalities can, and have, made different decisions. But that is what fosters a dynamic environment as people vote in elections, and vote with their feet, to choose the community that best represents their values. The proposed legislation undermines the choices available to Ohioans by creating a top-down regime.

No city or village is trying to threaten the value of residential properties. To the contrary, the City of Dublin is trying to preserve property value for all residents, in response to those very residents. In Dublin, I dare say we have collectively been successful in building a premier community in the country where homeowners can be very pleased with the return on their housing investment. And we can also be proud that Dublin is a community where people know their neighbors; where civic life is driven from the bottom-up rather than the top down; and where families can raise children in a safe and stable environment. Residents of Dublin, and I suspect residents of other communities, do not want to open our neighborhoods up to absentee real-estate investors running mini-hotels.

Thank you for your time and attention today. On behalf of the residents and the City Council of the City of Dublin, I urge your opposition to H.B. 563.