



VILLAGE OF PENINSULA
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Chairman Wiggam
Ohio House State and Local Government Committee

I am the Mayor of Peninsula. Thank you for the opportunity to share with you my points of concern that place me in firm opposition to HB 563.

HB 563 would preempt local governments such as our Village from regulating short-term rental properties. That preemption of municipal Home Rule Authority would prohibit our Village from continuing to enforce existing necessary regulations the Village has put in place to protect public safety, the quiet enjoyment of residents, and the economic vitality of Peninsula.

By way of example, the existing Village Short-Term Rental Regulation Ordinance includes regulations governing the maximum amount of persons permitted to stay overnight at short-term rental properties (tailored to the particular property), the number of guests that can be on the property at one time (to prevent extremely large parties), the number of required parking spaces, the maximum number of short-term rental properties in the Village, the functionality of property septic systems, insurance issues, and the need for the owner or a designated caretaker to be accessible to renters within a reasonable period of time if there is a problem.

Peninsula is a tourist community of 565 residents located at the center of the Cuyahoga Valley National Park. As a result, the economic vitality of the Village depends upon a percentage of the Village's housing stock being inhabited by permanent tax paying residents. The Village's 3% short-term rental tax affords the Village the ability to garner some tax revenue from the significant percentage of properties in the Village that are being used as short-term rentals. That rental tax income is critical to allowing the Village to continue to provide services and infrastructure used by hundreds of thousands of park visitors, hikers, and bikers that come to the Village that would otherwise not pay taxes to support those services and infrastructure provided by the Village.

HB563 would preempt the Village's Ohio Constitutional Home Rule authority that grants Village Council and the residents a voice in deciding what is best for our community. It is critical for the State to preserve local control with respect to these matters. What works best for certain communities is not necessarily best for Village of Peninsula. As a result, we urge you to oppose HB 563.

Mr. Chairman and members of the Ohio House State and Local Government Committee, thank you for considering our heartfelt concerns about HB 563.

Very Truly Yours,
Daniel Schneider, Jr.,
Mayor, Village of Peninsula