

March 8, 2022

Re: Ohio House Bill 563

Land use regulations, including the regulating of short-term rentals, should be uniquely crafted to meet the needs of individual communities. In some cities and townships of Ohio short-term rentals are not problematic, and regulations have never been considered. But in other communities, local legislative bodies have been empowered to find the balance of interests between short-term rental operators and residents appropriate for their community. House Bill 563 ties the collective hands of local leaders who have been elected to make these decisions for their communities.

Spooky Nook Sports Champion Mill, a sports complex anticipated to bring over one million visitors to the city of Hamilton, is currently under construction on our riverfront. Because of this project, our community is experiencing an influx of short-term rentals. In 2020, Hamilton City Council passed short-term rental regulations that aimed to find a balance between allowing property owners to utilize their properties in Hamilton as short-term rentals and addressing concerns from neighbors.

Our short-term rental license is not punitive - the license is open to all property owners in our community, is free for owner-occupants, and is \$50 for all other applicants. However, the license ensures that the City of Hamilton has a 24-hour emergency contact for the property and reviews considerations like parking and code compliance before approving them.

The City of Hamilton is not opposed to short-term rentals. We have seen positive benefits from short-term rentals, such as investment in properties in disrepair. Nevertheless, our ability to create regulations crafted for our community's unique circumstances is important to protect Hamilton's long-term residents and has the potential to help ensure that there are adequate housing opportunities for people who choose to live in Hamilton full-time.

Local legislative bodies, such as the Hamilton City Council, are elected by their fellow residents and if the support for short-term rentals exists in the community, then legislative bodies will respond accordingly. And if these uses become problematic and disruptive to neighboring residents, then reasonable restrictions on location, duration and density allow communities to balance the operation of short-term rentals with the rights of other residents to the peaceful enjoyment of their homes.

Liz Hayden
Planning Director
City of Hamilton