



THE VILLAGE OF *Indian Hill, Ohio*

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DINA C. MINNECI  
City Manager

March 8, 2022

Chairman Wiggam  
Ohio House State and Local Government Committee

RE: HB 563

Chairman Wiggam:

Thank you for the opportunity to share with you some of our points of concern that brings us to oppose HB 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, villages and townships of Ohio short-term rentals are not problematic, and regulations have never been considered. But in other communities where short-term rentals have interrupted the peaceful enjoyment of nearby or neighboring property owners, 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.

Since 1941, Indian Hill has maintained a lifestyle as a quiet residential community of approximately 6,000 people. This lifestyle is incorporated into the Village Charter:

“It is the purpose and intent of the people of Indian Hill that the character and uses of the area within the Village may not be changed, and that it shall continue to be a rural neighborhood of home and farms”

Our property owners have a 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 any way they see fit, as proponents of this bill suggest. The Village’s zoning only allows for residential properties which consist of single-family neighborhoods arranged to provide a balance of quiet sanctuary in the home and community among neighbors.

Testimony submitted in support of HB 563 suggests the majority of Ohioans promote the ability to operate short-term rentals. Local legislative bodies, such as the Indian Hill Village Council, are elected by their fellow residents. If the support for short-term rentals exists in the community, then legislative bodies will respond accordingly. Moreover, if these uses become problematic and disruptive to neighboring residents, then the Village Council would like the ability to consider 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.

Mr. Chairman and members of the Ohio House State and Local Government Committee, thank you for your consideration of Indian Hill's as well as other Ohio communities' concerns. Your time and efforts are greatly appreciated.

Respectfully,



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Village of Indian Hill, OH



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