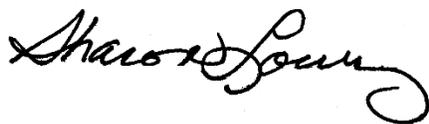


Short Term Rentals Opponent Testimony:

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 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.

Washington Township is the largest township in Montgomery County and has a population of nearly 62,000 as of the 2020 U.S. Census. People make the choice to live in Washington Township for 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 Township's residential property consists 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 support the ability to operate short-term rentals. Local legislative bodies, such as the Washington Township Board of Trustees, 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.



Sharon Lowry, President
Board of Township Trustees



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P: (937) 433-0152 F: (937) 438-2752

Washington Township
8200 McEwen Road
Washington Township, OH 45458
Hours: M-F 8 am to 4:30 pm

W: washingtontp.org