

MEMORANDUM



TO: OHIO STATE AND LOCAL GOVERNMENT COMMITTEE
ATTN: CHAIRMAN SCOTT WIGGAM

FROM: VILLAGE OF EVENDALE
REPRESENTED BY DAVID W. ELMER, DIRECTOR OF ADMINISTRATIVE SERVICES

DATE: MARCH 21, 2022

RE: TESTIMONY IN OPPOSITION TO H.B. 563

Thank you for the opportunity today to share our opposition to House Bill 563. The Village of Evendale is a chartered, home-rule municipality that currently administers and enforces short-term rental regulations. Consequently, we object to the provisions found in HB 563 that encroach on our rights as a home-rule Village

Evendale advocates entrepreneurialism and individual rights to earn a living, as do proponents of the subject Bill. However, short-term rentals effectively commercialize residential neighborhoods. Many local governments encourage a mix of residential and commercial uses through mixed-use or planned unit development districts. Evendale does not object to short-term rentals in these types of zones; however, Evendale does object to short-term rentals in areas zoned exclusively for residential purposes. There is an unmistakable difference between residential living, as an owner or tenant, and use of residential property by a third-party consumer for temporary accommodations. "Short-term" rentals are more akin to hotel/motel reservations with no genuine investment in the character, quality, maintenance or value of the surrounding neighborhood by the end-user. In fact, our legislation, passed in 2014, was in direct response to resident complaints regarding noise, parking, and overcrowded conditions associated with short-term rental property.

The Ohio Legislative Service Commission's Bill Analysis for HB 563 is directly on point; Article XVIII, Section 3 of the Ohio Constitution grants home-rule municipalities, not the State, the authority to exercise all powers of local self-government including the authority to adopt and enforce zoning and similar codes.

Home rule communities should retain the right to separate and/or combine uses based not only on their constitutional right to do so; but also, at the bequest of their own residents, many of which value their homes not as commercial income-generators, but as private, personal sanctuaries where they can rest, relax, enjoy the company of neighbors or raise a family.

Thank you for your consideration in voting no on HB 563.