

Dear Rep. Wiggam and legislators,

I am submitting testimony in opposition to HB 563. I am a short-term rental host, and I think it is important that there be local regulation of the short-term rental industry. In my view, HB 563 is a broad mandate that overreaches into local jurisdiction on how short-term rentals could and should be legislated. Ohio towns and cities are different, and what works for one may not work for another.

I live in Cleveland and I own a carriage house behind the home I live in. Because I have a small house with limited space for guests, I have chosen not to have a long-term tenant in my carriage house so it can be available for family and friends when they visit. Thus, I have used the property as a short-term rental to generate some income when the house is not in use. I have very strict rules, do not allow parties, and carefully evaluate my guests' intentions for the space.

However, many hosts are not as diligent. I live in a neighborhood with hundreds of short-term rental properties. Many of these are owned by out-of-state investors who pay a local management company to operate the short-term rental. Some of these managers are local but most are not. Most do not care about the neighbors or the neighborhood. Many are nuisance properties that require police response when guests (often people from the area who do not want dirty their own homes) hold raging parties. In 2020, police busted an Airbnb party in my neighborhood and found a bathtub full of

guns: <https://www.cleveland.com/metro/2020/04/police-find-ak-47-other-guns-while-shuttering-party-at-cleveland-airbnb-that-violated-ohios-stay-at-home-order.html>

Cities like Cleveland should be able to regulate short-term rental properties to improve the quality of life for residents. As a short-term rental host, I recognize the necessity of regulating these transactions and urge your opposition to HB 563.

Thank you for your consideration,
Kristine Wells
Cleveland, OH