



**State and Local Government Committee
Written Proponent Testimony for House Bill 563
May 9, 2022**

Beth Wanless,
Ohio REALTORS® Director of Government Affairs

Chair Wiggam, Vice Chair John, and Ranking Member Kelly and members of the State and Local Government Committee, we appreciate the opportunity to provide written proponent testimony in support of House Bill 563.

Formed in 1910, Ohio REALTORS is the state's largest professional trade organization with more than 36,000 members representing both residential and commercial practitioners, as well as auctioneers and appraisers. We also represent homeowners, homebuyers, investors and support policies to protect private property rights.

Ohio REALTORS supports policies that allow property owners to use their property as they see fit. Governments that impose excessive regulations on short term rentals, or outright ban short term rentals violate the fundamental principles of private property rights. Introduced by Representatives Fowler-Arthur and Ferguson, House Bill 563 prohibits local governments from banning short term rentals, or from limiting the duration, or frequency of rental periods for short term rental properties. There are exceptions to allow local governments to regulate short term rentals for building codes, public safety, noise, drug and sex trafficking and preventing a property from being a public nuisance. However, those regulations must be enforced in the same manner as similar properties that are not short term rental properties.

Short term rentals provide a property owner the ability to generate income on the property they own while providing flexible housing accommodations to people who may be unable to find an adequate housing situation that fits their needs.

Every Ohioan should be able to use and enjoy their private property as they wish, without excessive government intrusions. Ohio REALTORS supports House Bill 563 and we respectfully ask the Committee to support this legislation. Thank you for the opportunity to provide our written comments.



John Mangas, 2022 President • **Scott R. Williams**, CEO
200 E. Town St. • Columbus, OH 43215-4648

P 614.228.6675 • F 614.228.2601 • info@ohiorealtors.org • www.ohiorealtors.org

