



Opponent Testimony on Senate Bill 119
Senate Agriculture and Natural Resources Committee
Kelleigh Beatty, Manager of Member Services
Building Owners and Managers Association of Greater Cleveland
May 30, 2023

Chairman Schaffer, Vice Chair Landis, Ranking Member Hicks-Hudson, and members of the Senate Agriculture and Natural Resources Committee, thank you for the opportunity to provide opponent testimony on Senate Bill 119. My name is Kelleigh Beatty, and I am the Manager of Member Services at the Building Owners and Managers Association (BOMA) of Greater Cleveland. I am here to express our concern with this bill, which would impact our members and the commercial real estate industry as a whole.

SB 119 would do several things - state fees for solid waste transfer and disposal would increase from \$4.75/ton to \$8.50/ton, state fees for construction and demolition debris would increase from \$1.70/ton to \$7.50/ton, and it would allow for counties to increase their fees on waste disposal to \$7.50/ton (from around \$1-\$4/ton, depending on the county). While we understand Senator Reineke's goals of preventing out-of-state trash from having deleterious effects on his constituents, it's important to understand the major impact this would have on Ohio's property managers and real estate developers.

We urge you to consider lessening the fee increases, or removal of this language from the bill entirely. In a time where the commercial real estate industry is dealing with the long-term effects of COVID and work-from-home policies, higher interest rates, and a tightening economy in general, we cannot support the doubling and quadrupling of state fees. For many firms that operate in multiple states, any new or additional government-imposed fees on projects can impact decisions on whether to invest in building rehabilitation, construction and redevelopment in Ohio or elsewhere. The legislature should be working to streamline and reduce the costs of construction projects in Ohio, particularly given the housing shortage and affordability crisis. Unfortunately, this bill as currently written would increase the costs of projects in this state and take Ohio in the wrong direction.

Thank you for this opportunity to testify today, and I would be happy to answer any questions you may have at this time.