



Senator Andrew O. Brenner – 19th District
Senate Select Committee on Housing
November 19th, 2024
Senate Bill 299 – Sponsor Testimony

Chairwoman Reynolds, Vice Chair Johnson, and members of the Senate Select Committee on Housing, thank you for affording me the opportunity to provide sponsor testimony on Senate Bill 299. This bill would protect short term rentals from being banned or significantly regulated.

Across the state, municipalities and localities have been implementing significant regulations on short term rentals including registrations with hefty licensing fees, using zoning to limit the amount of short term rentals, creating a lottery system to limit licenses, or requiring the owner of the property reside in the rental property. Senate Bill 299 seeks to prohibit the overuse of these mechanisms to allow short term rentals to continue contributing to Ohio's economy.

In 2023, short term rentals generated over one billion dollars in total economic impact. This led to listings in Ohio contributing \$258 million in total tax revenue across state, local, and federal taxes. Guest spending supported nearly 13,400 jobs across various industries including hospitality, retail, and transportation.

While banning or significantly limiting short term rentals may seem like helpful fix to the housing shortage Ohio faces, we can look to other states to see that isn't the case. Boston, Massachusetts has a long-standing short-term rental restriction, but housing costs in Boston only grow, while short-term rentals decrease. In New York City, one year after their restrictions on short term rentals were passed, hotel prices increased 7.4% compared to the 2.1% nationwide average, without a drop in housing cost¹. A study conducted this year by the Harvard Business Review found that short-term rental bans are a poor solution to high housing costs². Short term rentals also only account for 0.6% of housing units in Ohio, 31,700 of the more than 5 million total housing units. The outcome of these regulations appears to be higher expense for travelers, a loss of extra income for hosts, and a decrease in tax revenue from fewer tourists.

I have continued to meet with interested parties on this bill since its introduction and look to have a substitute bill prepared soon to better encapsulate the complexity of the situation.

Chairwoman Reynolds, Vice Chair Wilson, and members of the Senate Select Committee on Housing, thank you again for hearing my testimony on this important issue. I would be happy to answer any questions the Committee members may have.

¹ Airbnb (2024). *NYC's rules one year later: Higher prices for travelers, no housing impact*. Newsroom. <https://news.airbnb.com/nyc-rules-higher-prices-for-travelers-no-impact-on-housing/>

² Calder-Wang, S., Farronato, C., & Fradkin, A. (2024). *What Does Banning Short-Term Rentals Really Accomplish?* Harvard Business Review. <https://hbr.org/2024/02/what-does-banning-short-term-rentals-really-accomplish>