

As Introduced

**135th General Assembly
Regular Session
2023-2024**

S. B. No. 299

Senator Brenner

A BILL

To enact sections 4735.78 and 5325.01 of the 1
Revised Code regarding short-term rental 2
properties and to require real estate licenses 3
to be issued in an electronic format. 4

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That sections 4735.78 and 5325.01 of the 5
Revised Code be enacted to read as follows: 6

Sec. 4735.78. Notwithstanding any provision of the Revised 7
Code to the contrary, any license issued by the superintendent 8
of the division of real estate and professional licensing under 9
this chapter shall be issued to the licensee in an electronic 10
format. 11

Sec. 5325.01. (A) As used in this section: 12

(1) "Local government" means a township, county, or 13
municipal corporation. 14

(2) "Short-term rental property" means a house, apartment, 15
condominium, cooperative unit, cabin, cottage, or bungalow, or 16
one or more rooms therein, that is, or are, offered to 17
transients or travelers for a fee for a period of thirty days or 18

less, regardless of whether amenities, including meals, daily housekeeping, concierge services, or linen services, are provided. 19
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(B) A local government may require the registration of short-term rental property or regulate short-term rental property for the purposes of protecting the public health, safety, and welfare with respect to any of the following: 22
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(1) Noise; 26

(2) The number of individuals who may occupy a dwelling; 27

(3) Housing and property maintenance; 28

(4) Health and sanitation; 29

(5) Traffic control; 30

(6) Solid and hazardous waste and pollution control; 31

(7) Liability insurance covering loss or liability for transients or travelers using the property; 32
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(8) Designation of an emergency contact and availability of the owner or the owner's agent within a specified distance of the property. 34
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(C) No local government shall adopt or enforce a regulation, requirement, restriction, or other resolution or ordinance relating to short-term rentals relating to any of the following: 37
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(1) Prohibiting short-term rentals; 41

(2) Creation of a lottery system to be eligible for short-term rental registration; 42
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(3) Any other purpose not expressly authorized under 44

division (B) of this section. 45

(D) Any fee associated with the registration of a short- 46
term rental property shall be reasonable and shall be used by 47
the local government only for the enforcement of regulations on 48
short-term rental properties. 49