

Chair Hoops, Vice Chair Lorenz, Ranking Member Abdullahi, and members of Ohio House Development committee:

Thank you for the opportunity to provide sponsor testimony on House Bill 109—a bill to open the free market for home sharing in Ohio and require platforms like Airbnb and Vrbo to collect and remit local lodging taxes.

This is a companion to Senate Bill 104, and I want to thank Senator Brenner for his leadership and vision. He has made a powerful case for protecting property rights while ensuring every Ohio community benefits from the growing short-term rental economy.

I'm here today not just to echo that message, but to offer a different perspective from southern Ohio—a region that's beautiful, rural, full of potential, and hungry for growth.

The 90th District, home to the Shawnee State Forest and Brush Creek State Forest, is a destination in its own right. Tourism is our future. But here's the challenge: we don't have enough hotels to meet demand. Sadly, I can count on one hand the number of hotels across my district. The private market has spoken and home sharing is filling the gap. In fact, we now have more active home sharing units than hotel beds.

This is not a loophole to close. It's a solution to embrace. HB109 protects that solution and improves it.

Last year, my county commissioners reached out in frustration. Despite a surge in short-term rentals, they couldn't collect a dime in lodging tax. We're losing hundreds of thousands of dollars—money that could be reinvested into our parks, promotion, infrastructure, and small businesses.

HB109 changes that. It gives local governments the revenue they deserve—without raising taxes—by streamlining the collection process and applying the same standards across the board.

It ensures fairness—not just for hotels who've long paid lodging tax, but for homeowners too. Right now, homeowners are navigating a confusing medley of local rules, fees, and bans. HB109 levels the playing field. It treats all lodging fairly and gives every property owner the freedom to responsibly participate in the economy.

Some cities have banned home sharing outright. Others have imposed burdens so heavy that only corporations can comply. But we have to consider, who gets hurt the most? It's the retired couple trying to earn an extra buck. It's the young family trying to hold onto their home. It's the solo traveler, the road-tripping family, the outdoor enthusiast who can't find a hotel within 40 miles.

This bill restores balance. It prohibits blanket bans while still allowing local governments to enforce safety, nuisance, and tax regulations. It strikes the middle ground. Previous efforts to regulate lodging tax or

preserve the right to home share have failed when offered alone. HB109 brings them together in a thoughtful, workable compromise.

Also, this bill allows for electronic issuance of real estate licenses by Ohio Real Estate Commission.

Lastly, it's important to note at least my intention is to expect a substitute bill in the future, which will iron out some provisions for the centralized collection and remittance of lodging taxes. While this language is not included in the current "as introduced" version, I've had productive conversations, and we're actively working to finalize those details. I mention this in case members have questions about the specific mechanics of the tax structure—more clarity is coming soon.

My intent is to make this bill a win for everyone. This is a win for property rights. A win for fairness. A win for local governments. A win for travelers. And a win for economic development. Let's give our communities the tools they need to shine—and let's give Ohioans the freedom to make the most of what they already own.

Thank you again committee for the opportunity to present this legislation. I'm happy to answer any questions.