

I respectfully submit the following points for your consideration for House Bill 17.

Residential Use: Horsepower Farms garage condominiums are used primarily as extensions of our homes. They serve as secure spaces where I store personal vehicles — cars, trucks, and RVs — and seasonal household items.

Non-Commercial Nature: These spaces are used strictly for personal purposes. No income-generating activities take place, and all commercial operations are explicitly prohibited by our governing documents.

Inappropriate Classification: Despite the clear residential-like use, these properties are currently classified in a way that subjects owners to commercial-level utilities, insurance rates, and property taxes. This imposes an undue financial burden on owners and does not reflect the actual use of the space.

Ambiguity in Statute: The Ohio Revised Code lacks clarity regarding the classification of properties such as Horsepower Farms, creating a grey area that invites inconsistent application of rules and assessments.

Residential Features and Community Standards: Horsepower Farms units include residential-style features such as kitchens, seating areas, bathrooms, and entertainment amenities. They serve as a secondary, private retreat for owners and their families—much like a personal hobby space or den.

Neighborhood Compatibility: The facility is located in close proximity to residential developments. Our community bylaws strictly prohibit any activities that could be considered a nuisance or annoyance to neighboring residents.

Comparable Property Precedent: In Union County, Executive Storage Estates — located in a commercial business park — has been classified by the county auditor as “other residential structures.” I believe similar logic should apply to Horsepower Farms.

Commitment to Quality and Community Harmony: Horsepower Farms was built with high-quality materials and includes landscaped green space, security, and discreet lighting. Our goal is to maintain a visually appealing, safe, and respectful environment that integrates well with surrounding neighborhoods.

In conclusion, I respectfully request that the committee consider recognizing garage condominiums such as those at Horsepower Farms as residential in nature for the purposes of taxation, insurance, and utility classification. I believe this change would align with actual use, foster consistency, and ensure fair treatment for owners.

Thank you for your time and consideration.

David Rohrlick Garage unit 3C Horsepower Farms