

Proponent Testimony for Ohio House Bill 17
Development Committee
October 10, 2025

Philip Pointer
Horsepower Farms Garage Condominium Owner

Chair James Hoops, Vice Chair Brian Lorenz, Ranking Member Munira Abdullahi, and members of the Development Committee.

Thank you for accepting my testimony. My name is Philip Pointer. I am a Powell resident and an owner of a garage condominium unit at Horsepower Farms at 1403 Home Rd. I am a proponent of House Bill 17 relating to the taxation status of garage condominiums.

We are deed restricted from commercial activity. We are also zoned as residential and exist within several residential neighborhoods. Many of our condos feature living areas and are extensions of our homes. In fact, my USAA home insurance policy treats my garage condo as an extension of my Powell home and does not charge any additional premiums as a result.

Please consider my testimony and vote yes on the bill that will clarify the non-commercial use of our garage condominiums.