

Proponent Testimony for Ohio House Bill 17

Development Committee

October 10, 2025

Daniel Zaenglein

Horsepower Farms Garage Condominium Owner

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

Thank you for allowing me to testify today. My name is Daniel Zaenglein. I live in Springboro, Ohio but have two sisters and their families near Powell, OH.

I bought a garage condo thinking it would be a safe, convenient location to store extra cars, etc, and assist my sisters' families with any of their storage needs. I also saw it as a convenient location to get our families together without infringing on anyone's home.

I was surprised to find that the units are classified as commercial properties and therefore are subject to extremely high real estate taxes, utilities, and insurance as if they were a business.

A new classification would make a lot of sense to allow the units to be classified as if each unit were a detached garage, which in fact they are.

Thank you for the opportunity to testify today as a proponent of House Bill 17 and please vote Yes on HB 17.

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