

**Senate Local Government Committee  
Proponent Testimony  
Senate Bill 104  
March 5, 2025**

Chair O'Brien, Vice Chair Gavarone, and members of the Senate Local Government Committee, I appreciate the opportunity to testify in support of Senate Bill 104 on behalf of Ohio REALTORS®. Formed in 1910, Ohio REALTORS® is the state's largest professional trade organization with approximately 35,000 members who stand together in support of private property rights and the opportunity for all residents to achieve the American Dream and own property.

I am Dawn Arheit, a proud REALTOR®, Broker of Busy B Realty, and Property Manager of short-term rentals. I am pleased to stand with my colleague today in support of Senate Bill 104, advocating for myself and others who operate short-term rentals.

I want to address two main topics: first, the protections in place to ensure short-term rentals are safe and not negatively impacting their communities, and second, how they can attract individuals to visit and move into a community. Focusing on my first point, protections within booking systems help mitigate the risk of nuisance activities, such as parties, unverified guests, and violations of local noise ordinances. Vetting renters is a crucial aspect of owning a short-term rental. When an individual wants to rent one of my properties, they must submit identification, provide a down payment, and be background checked. With my rentals, I conduct background checks and require renters to participate in a Q&A process. They must also sign agreements outlining the number of individuals staying and visiting the property, their age, and the number of vehicles that will be present. Many short-term rentals install Ring doorbells so they can verify that the guests arriving are the guest listed on the contract and that there is not an excess of visitors or guests staying at the property. Furthermore, owners of short-term rentals have an incentive to keep their properties in excellent condition. Unlike long-term rental units, short-term rentals have regular cleaning and landscaping services, utilities payments must be current, and appliances are open up-to-date and function for each new visitor. I have also seen how short-term rentals have benefited communities by attracting visitors, who drive economic activity by frequenting local businesses. Additionally, through my own short-term rentals, I have seen the draw to my community from nonresidents.

I have had guests who have used the services after fires or flooding of their homes in the area, which allows them to stay in a home-like setting while overseeing repairs of their damaged homes. Many have told me that without the ability to stay local and oversee the repairs they wouldn't have considered the rebuild and would have taken the cash out and moved to a different location. This cuts down on run down or abandoned properties in the area. I also had

a young guest who came for a short-term internship job and in the end decided this was the location they wanted to make permanent residence in due to her experience in the short-term rental.

As a REALTOR®, I am passionate about fostering housing opportunities and nurturing safe neighborhoods. My commitment to enhancing communities drives every aspect of my business. I firmly believe that short-term rentals are an asset to our neighborhoods and provide great benefits to our local economies. I take great pride in managing short-term rentals and wholeheartedly support Senate Bill 104.

Sincerely,



Dawn Arbeit, Broker  
*Busy B Realty.*