

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 provide testimony in support of Senate Bill 104.

My name is Kerri Hensel, and I am the broker and owner of Simply Better Realty in Huron Ohio. I am also the owner of 3 transient rentals, and my property management company currently manages 32 transient rentals in Erie County. We will soon manage nearly 50 transient rentals coming into 2025.

I support Senate Bill 104, and I feel that when local governments ban short-term rentals, it violates private property rights and negatively impacts businesses in the community. Our rentals are regulated by the cities of Huron and Sandusky, and Huron Township. Some of the rules put in place by the cities of Huron and Sandusky are common sense, protective measures that help create an enjoyable experience for both renters and neighbors of transient rentals. Other regulations and outright bans, however, would have a devastating impact on owners of transient rentals and the community.

Since successful transient rentals rely heavily on social media feedback and ratings from renters, the properties are typically kept in pristine condition, including lawn mowing and landscaping. I firmly believe that the properties we own and manage add value to their neighborhoods, not detract from it.

Erie County is a high tourist destination due to its proximity to Cedar Point, Lake Erie islands and beaches, Sports Force, local and national fishing tournaments, boating, and all the lake has to offer. Due to this, the hotel occupancy is not nearly enough to keep up with demand for lodging. Our area specifically depends on transient rentals to provide additional places to stay. Many of our properties can accommodate large groups or families and provide an experience that hotels simply cannot offer. Local businesses depend on tourism, corporate travel and groups coming to our area and transient rentals have had a significant impact on providing an option to stay and enjoy what these businesses have to offer.

I am concerned that townships, specifically Huron or Berlin Township may decide or have decided to put a moratorium on new transient rentals going forward. This currently would affect 5 properties we manage, and 2 of them I own personally. I have a significant investment in these properties, and I have been told they may not be allowed to be transient rentals if they are sold due to Huron Township recently imposing a moratorium on transient rentals. This would have a

substantial impact on the resale value of these properties should I decide to sell. I have been paying taxes to the township on my rentals and feel this is unjust to change the rules after I have made my investment into these properties. I am kindly asking for this situation to be considered by the committee.

I would like to thank the committee for considering my views on transient rentals and for your support for Senate Bill 104.

Respectfully

Kerri Hensel

Kerri Hensel, Broker
Simply Better Realty