

**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 on behalf of Ohio REALTORS® regarding Senate Bill 104 – and this committee's commitment to protecting homeowners and private property rights.

My name is Mark Remeis, and I am proud to be one of the 35,000 Ohio REALTOR® members. Ohio REALTORS® is the state's largest professional trade organization, representing residential and commercial practitioners who advocate for home ownership and private property rights.

REALTORS® not only advocate for clients but also for our communities. Like many other REALTORS® in the state, I also own both short-term and long-term rental units. When local municipalities impose regulations and restrictions under the guise of improving the community, it negatively affects our industry. In my experience, said restraints lead to a slowdown in the housing market and hinder the housing supply. Short-term rental regulations have led potential buyers to back out of home-purchasing transactions due to hesitation about business opportunities and have had negative impacts on economic development in our community.

I would like to address the notion that short-term rentals reduce long-term affordable housing and increase the cost of living in the community. In my market, most properties being used as short-term rentals were previously already rental properties, so we have not impacted the housing supply whatsoever.

The open market and future renters will dictate whether a specific use for a property is the best use for it. If nobody stayed at my short-term rental and there was no demand for the product, I would be forced to change the use or even sell. Government should not intervene in decisions involving private property and further should not restrict homeowners from using the property in a way that best benefits their families. Instead, the free market determines the best use for a property.

In my experience, short-term rentals have almost no bearing on the cost of living for long-term renters or homeowners. The reason is that the rates we see for short-term rentals are vastly different when you are charging per night. If I have a long-term rental where the market rate is \$1500/month (\$48.39/night) for that type of property, it does not matter if the house next door used as a short-term rental gets \$200/night. I could not expect to get even \$2000/month for that long-term rental just because the short-term rental next door rents for \$200/night, if all other

long-term rentals nearby are only charging \$1500/month. The consumer only looks at the price of what other long-term rentals in the area with similar attributes are renting for.

Lastly, I would like to highlight the upkeep of short-term rentals and how they assist with maintaining a community's value. Preserving high standards is crucial for short-term rental owners, as it impacts occupancy and rental income. Properties used for short-term rentals must be kept in better condition both inside and outside because they need to be rented consistently and at the best rate possible. If we let them deteriorate, we receive negative reviews, less occupancy, and certainly less income. I know that our short-term rentals are in better condition and much nicer than almost any other property in their proximity for this reason.

Owning a short-term rental is more than just a business opportunity; it is a private property right that should be protected and not infringed upon by government regulations. Short-term rentals provide a community's visitors with better and more diverse housing accommodation options and, by doing so, can benefit the local economy. Many of these short-term rental options are located close to locally owned businesses, which receive a boost in revenue when guests frequent those establishments. For these reasons, I urge you to support Senate Bill 104.

Sincerely,



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