

Hello Chair O'Brien,

I met you about this issue in the past. My short term rental is close to UD. I bought a house across an alley from my 92 year old neighbor who had to move to assisted living after falling down her stairs. I did this to prevent out of state investors from acquiring the home and placing undesirable tenants in the property. The wallpaper was put up in the 1930s and the original woodwork from 1900 has never been painted. It is a rare find in Dayton. I have been contesting regulations on STRs in Oakwood, Beavercreek, Kettering and West Carrollton. In most cases the commissioners had their minds already made up BUT have never talked to hosts only NIMBY neighbors. Their concerns were parties, trash and parking. All related to parties. AirBnB banned parties due to covid in 2020 and the permanently world wide in 2022. Forbes magazine wrote about it. The complaint is a moot point. My long term rental neighbors can take up all the parking in my street, have parties every day and pile up trash in their yard and there are no laws in force that would stop that. My property rights should not be vetoed by a concerned neighbor with no factual evidence for their concern. Please support SB 104. While I disagree with a "Hotel tax" applied to residential personal property, I realize that local governments can impose such anyway. Local governments do not have a right to ban me from renting a home regardless of the amount of time someone resides there. I should be able to rent how I want to. In fact the term should not be a factor. I own a rental property, period. The term has no bearing on who I rent to or for how long. The fact is that my guests have been middle class visitors to Dayton who pay by credit card in advance. I am paid one day after they arrive. The income is used to pay the taxes and insurance on the property as well as supplies for our guests. It does not produce much profit in the end but it preserves peace and tranquility to my housing block. I get to provide a living history experience to tourists that they will never get from a cookie cutter hotel room and that is something that I am proud to be able to do.

Thank you for your time.

Sincerely,

Gary Leitzell

Gary