

Hello Chair O'Brien,

My name is Tom Feraco and I am a constituent in Dayton/Kettering area, where I have been hosting short-term rentals for 3 years. I am reaching out to express my strong support for SB 104 and to urge you to vote in favor of this important bill.

Hosting in Ohio has provided me with an incredible opportunity to supplement my income, support local businesses, and contribute to our state's growing tourism industry. My rentals bring visitors to our community, benefiting nearby restaurants, shops, and service providers. Beyond the financial impact, hosting has allowed me to maintain and improve my properties while providing travelers with a welcoming, home-like experience.

Throughout my time as a host, I have been able to provide affordable accommodations for families visiting service members, loved ones receiving care in local hospitals, and students and parents traveling to our nearby universities. Many of these guests have expressed gratitude for having a comfortable and reasonably priced alternative to traditional hotels, making their visits more accessible and enjoyable.

However, like many other hosts, I have faced challenges due to restrictive local regulations that threaten my ability to continue operating. If I were no longer able to host, it would significantly impact my ability to make ends meet and could force me to reconsider property ownership. Additionally, it would limit lodging options for visitors who rely on short-term rentals for their stays.

SB 104 is essential because it ensures a fair and consistent playing field for all Ohioans, protects property rights, and strengthens our local economy by supporting tourism and small business owners like myself. I respectfully ask for your support in passing this legislation to protect the ability of responsible hosts to continue providing valuable accommodations in our communities.

Thank you for your time and for your dedication to representing our district. I appreciate your consideration and hope you will vote yes on SB 104.

Sincerely,

Tom Feraco