

Larry M. Lester Jr., MPA
City Manager
City of Monroe
233 South Main Street
Monroe, Ohio 45050

March 12, 2025

Re: Opponent Testimony: Senate Bill 104

Chair O'Brien, Vice Chair Gavarone, Ranking Member Hicks-Hudson and Members of the Ohio Senate Local Government Committee:

Thank you for the opportunity to submit this letter in opposition to Senate Bill 104. Short-term rentals introduce a commercial (transient lodging) element to residential zoning classifications. Central to Senate Bill 104 is a zoning issue that undermines the City of Monroe's Home Rule Authority, granted by the Ohio Constitution, which prevents the city from prohibiting short-term rental properties.

Land use zoning is how the City of Monroe ensures compatible land uses within the community, protects property values, and promotes community character. This bill prohibits the city from regulating short-term rental properties in several ways. It restricts the number of short-term rentals an individual can operate, mandates that the owner occupies the short-term rental property, and establishes a fixed fee for licensing.

For local governments that have already placed restrictions on short-term rentals, this bill could disrupt their existing regulations. It undermines the authority of local governments to plan their communities according to the desires of their residents by forcing them to allow short-term rentals in areas that may be prone to complaints. A one-size-fits-all solution to short-term rental fails to consider individual communities' unique needs and differences.

The City of Monroe firmly opposes Senate Bill 104 as it is currently drafted. Preserving local government authority is essential to sustaining the values and interests of each distinct community. Senate Bill 104 explicitly preempts that constitutional authority. We urge you to consider the impact of this bill on municipalities, townships, and villages and to support communities like ours in taking the necessary measures to oppose it.

Thank you for considering this opponent testimony. Please feel free to contact me if you require any further information.

Respectfully Submitted,



Larry M. Lester Jr., MPA
City Manager, City of Monroe