

**Testimony in Opposition to SB 104**  
**Senate Local Government Committee**  
**March 12, 2025**

Good afternoon, Chairwoman O'Brien and Members of the Committee. My name is Chris Hallum, Mayor of Willoughby Hills.

Thank you for the opportunity to provide testimony in opposition to Senate Bill 104. We appreciate your time and consideration on this important matter.

SB 104 would severely restrict local governments' ability to effectively regulate short-term rentals, a measure that we believe is a clear violation of municipal home rule authority. Local governments are best positioned to determine what is in the best interest of their communities, and removing their ability to manage short-term rentals could have significant and negative consequences.

A few years ago we had a large party held at one of these short-term rentals in one of our neighborhoods. The party got out of control and shots were fired. We have another property that placed bright LED lights on the front of the house that are on 24 hours, and they converted the garage to a game room. Neighbors have to listen to loud music and all manner of gaming sound effects as a result. Homeowner's have a right to the expectation of safety in their homes and on their property. The owner's of short-term rentals have no responsibility to do background checks on the individuals renting the property and to provide neighbors with information regarding any felon or sexual predator that may be renting. Homeowners and normal long-term renters show up on the sexual predator directory. This makes the neighbors aware and provides an opportunity to protect their families. This safeguard does not exist in the short-term rental space and puts our residents and children at risk. Additionally, short-term rentals have been linked to serious security concerns, often overwhelming local law enforcement agencies that are not equipped to manage the increased demand for service.

Residents rightfully expect their local governments to maintain a level of control over zoning and land use matters, including the regulation of short-term rentals. Stripping municipalities of this authority would undermine their ability to protect neighborhoods and preserve the character of their communities.

We respectfully urge the committee to reject SB 104 to ensure that local governments retain the tools necessary to address these pressing concerns. Thank you for your consideration, and I welcome any questions the committee may have.

Respectfully,



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