



March 11, 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 testimony in opposition to Senate Bill 104, legislation to limit the authority of local governments to regulate short-term rental properties. The City of Montgomery is a home-rule municipality that supports our residents and business community through the oversight we provide through ordinance over short-term rental properties operating within our jurisdiction. As a result, we object to the provisions found in Senate Bill 104 that would inhibit our ability to create and enforce necessary regulations that protect the safety and best interests of our community.

The City of Montgomery believes that individual enterprise and economic development are essential to the growth and well-being of our community. However, Senate Bill 104 would codify in state law an exemption for short-term rental operators from conducting business in compliance with a duly considered ordinance put in place by their local government regulating unit placement and allowed use. The City of Montgomery does not take exception to the business model of short-term rentals generally but does find it inappropriate for Senate Bill 104 to single out and advantage this industry in its provisions that clearly undermine the home-rule authority of Ohio's municipal governments.

Through the administration of our zoning code, the City of Montgomery carries out the will of our residents in planning activities which promote maintenance and growth of community assets in line with our long-term goals. Our residents rightfully are accustomed and expect their local government to uphold ordinance which preserves the character of our community in this way. Short-term rental operators enable consumers, who have no long-term investment in the neighborhood's quality of life, to engage with the community in ways that homeowners do not anticipate when choosing a residentially zoned area. Homeowners have limited ability to manage these impacts, relying solely on the enforcement authority of their municipal government.

The City of Montgomery is opposed to Senate Bill 104 in its current form and would respectfully ask members of the Senate Local Government Committee not to advance the legislation. The bill offers a one-size-fits-all solution to an aspect of municipal planning through zoning that is inherently informed by the unique characteristics of each individual community. Senate Bill 104 seeks to preempt the home-rule authority provided to municipalities in the Ohio Constitution to inappropriately carve out the short-term rental industry from the due and well-considered oversight by local governments.

Thank you for your consideration of this opponent testimony on Senate Bill 104. We urge opposition to this legislation.

Respectfully submitted,

Brian K. Riblet
City Manager
City of Montgomery