



VILLAGE OF PENINSULA
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Chairwoman O'Brien
Members of the Ohio Senate State and Local Government Committee

I am the Mayor of Peninsula and am submitting the within written testimony in firm opposition to SB 104. Thank you for the opportunity to share with you my points of concern about this proposed legislation.

SB 104 would preempt local governments such as our Village from properly regulating short-term rental properties. The Bill's preemption of municipal Home Rule Authority on this subject would prohibit our Village from continuing to enforce existing necessary regulations the Village has put in place to protect public safety, the quiet enjoyment of residents, and the economic vitality of Peninsula.

The existing Village Short-Term Rental Ordinance includes regulations governing the maximum amount of short-term rental properties in the Village (10 in the R-2, Commercial, and Mixed Use Districts and 5 in the R-1 District), the maximum number of persons permitted to stay overnight at short-term rental properties (tailored to the particular property), the number of guests that can be on the property at one time (to prevent extremely large parties), the number of required parking spaces, the functionality of property septic systems, insurance and fire safety requirements, and the need for the owner or a designated caretaker to be accessible to renters within a reasonable period of time if there is a problem. Moreover, the Bill's proposed cap on annual short-term rental application fees would result in only a fraction of the Village's costs related to reviewing applications and performing property inspections being covered by those fees.

Peninsula is a tourist community of 545 residents located at the center of the Cuyahoga Valley National Park. As a result, the economic vitality of the Village depends upon a percentage of the Village's housing stock being inhabited by permanent residents who pay income and other taxes to support services and infrastructure provided by the Village. That income tax revenue is critical to allowing the Village to continue to provide those services and infrastructure used by Two Million Park visitors each year.

SB 104 would preempt the Village's Ohio Constitutional Home Rule authority that grants Village Council and the residents a voice in deciding what is best for our community. It is critical for the State to preserve local control with respect to these matters. What works best for certain communities is not necessarily best for the Village of Peninsula. As a result, we urge you to oppose SB 104.

Ms. Chairwoman and members of the Ohio House State and Local Government Committee, thank you for considering our heartfelt concerns about SB 104.

Very Truly Yours,
/s/ Daniel Schneider, Jr.,
Mayor, Village of Peninsula