

**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 James Overstreet, Mayor of Eastlake.

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.

We have seen numerous instances where unregulated short-term rentals have disrupted residential neighborhoods. In many cases, these properties operate more like hotels in the middle of communities, leading to excessive noise, parking issues, and disturbances that significantly impact residents' quality of life. 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**

**James Overstreet**