



# SHAKER HEIGHTS

March 10, 2025

Chairwoman Sandra O'Brien and  
Members of the Senate Local Government Committee  
Ohio Senate  
Statehouse  
Columbus, OH 43215

## **RE: Opposition to Senate Bill 104**

Dear Chairwoman O'Brien and Members of the Committee,

As Mayor and the Council of the City of Shaker Heights, we write to express our strong opposition to Senate Bill 104. This proposed legislation attempts to essentially prohibit local regulation of commercial short-term rental businesses operating in residential neighborhoods, and restricts the licensing by local governments of such businesses to a greater extent than for other residential rental businesses.

This radical legislation would undermine the principles of home rule and local governance that are fundamental to Ohio's communities. Furthermore, SB 104 would prevent local law enforcement efforts to proactively prevent the negative impacts of transiency and unregulated business operations in our residential neighborhoods.

SB 104 does this by seeking to preempt local governments from regulating hotel-like businesses in all residential areas of a community, trampling on the property rights of our residents who have invested in their neighborhoods with an expectation of maintaining a residential rather than a commercial environment, and preventing communities from being able to effectively protect the safety and best interests of their residents and businesses by tailoring regulation of short term rental businesses to each community's specific needs and character.

Local governments are best positioned to determine and implement policies that ensure the safety, stability, and quality of life in their communities. SB 104 would remove our ability to regulate short-term rentals, which has proven essential in preserving the character of our neighborhoods, addressing public safety concerns, and balancing the interests of long-term residents and property owners.

The negative impact of unregulated short-term rentals is well-documented. Communities across Ohio, including Shaker Heights, have experienced:

- Increased noise complaints and disruptions in residential neighborhoods;
- Parking congestion and infrastructure strain;
- Higher demands on law enforcement and emergency services;
- The conversion of long-term housing stock into transient lodging, exacerbating housing affordability issues.

Current local regulations provide a measured approach to addressing these challenges while still allowing responsible short-term rental operations to coexist with residential uses. The blanket preemption proposed in SB 104 would eliminate the ability of local governments to enact reasonable safeguards tailored to their specific community needs.

Additionally, the bill raises serious concerns regarding the displacement of long-term renters and the unchecked commercialization of residential areas. By restricting our ability to regulate short-term rentals, SB 104 threatens the integrity of our zoning laws and undermines our efforts to protect residents from the unintended consequences of rapid, unregulated short-term rental expansion.

We urge the committee to reject SB 104 and uphold the authority of municipalities to govern in the best interests of their residents. Local control is essential to maintaining safe, stable, and livable communities throughout Ohio.

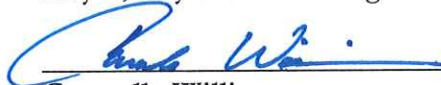
Thank you for your time and consideration of our position. We appreciate your commitment to thoughtful governance and look forward to continued dialogue on this important issue.

Sincerely,



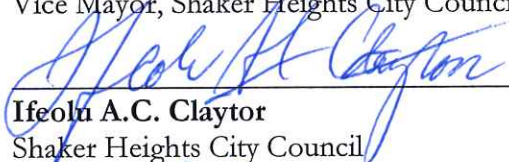
**David E. Weiss**

Mayor, City of Shaker Heights



**Carmella Williams**

Vice Mayor, Shaker Heights City Council



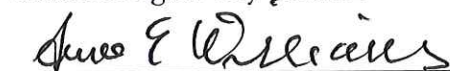
**Ifeolu A.C. Claytor**

Shaker Heights City Council



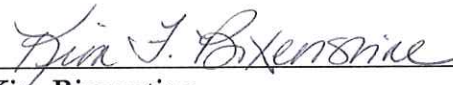
**Sean Malone**

Shaker Heights City Council



**Anne Williams**

Shaker Heights City Council



**Kim Bixenstine**

Shaker Heights City Council



**Tenille N. Kaus**

Shaker Heights City Council



**Nancy Moore**

Shaker Heights City Council

cc: Senator Kent Smith  
Representative Juanita Brent