

**TESTIMONY OF MEGAN O'CALLAGHAN, CITY MANAGER OF THE CITY OF DUBLIN,
OHIO, IN OPPOSITION TO S.B. 104**

Chair O'Brien, Vice Chair Gavarone, Ranking Member Smith, and members of the committee, I am Megan O'Callaghan, City Manager of the City of Dublin, providing testimony in opposition to Senate Bill 104.

The City of Dublin attracts visitors for multiple national, regional, and local events throughout the year, and the City has thoughtfully adopted and implemented short-term rental regulations that work for the City and its residents.

Dublin's City Council began considering local regulation of short-term rentals in response to resident concerns. The short-term rental on their street had contributed additional foot and vehicular traffic, noise, light, and activity to their neighborhood. Additionally, these neighbors experienced trespass to their properties by short-term rental guests as well as littering in yards as the house hosted weekly guests. A reactive approach in the context of short-term rental businesses was not effective—these guests are long gone, replaced by new guests, before enforcement action can occur. The residents asked the City for a proactive approach to require registration, property owner accountability, and a limit on the number of nights that any property could be rented out as a short-term rental.

The City did not act impulsively. Instead, over the course of a year the City spoke with local stakeholders, invited public comment, and arrived at a provision that works in the City of Dublin. During this process of local engagement, it became clear that permanent inclusion of short-term rental operations in residential neighborhoods would upset the balance sought by the City's residents and cultivated by local leaders. By providing for a limitation on the total rental nights and for registration stating a maximum number of occupants and vehicles for a rental, the City of Dublin is addressing resident concerns.

While the balance the City of Dublin has struck is working well now, S.B. 104 would deprive the City of Dublin, and other cities, of tools to address changing circumstances. The bill would remove options such as limiting the total number of short-term rental businesses, limiting their use in residential districts by zoning, or limiting the number of short-term rental businesses an individual may operate in a jurisdiction. The artificially capped \$20 registration fee further hampers cash strapped municipalities' enforcement efforts. These limitations fundamentally intrude upon local control and responsiveness to local residents' needs.

Short-term rental regulation is a quintessential local question. The best approach to short-term rental regulation is one that allows local authorities to gather information, assess community desires, and act accordingly. The best approach is also one that allows the local authority to adapt to changing market conditions and resident desires without having to navigate the state legislative process.

The bill under consideration would prevent local engagement and solutions, and it would undo existing local provisions that work.

On behalf of the City of Dublin, I respectfully urge the committee not to support S.B. 104.