

# **SANDUSKY COUNTY TOWNSHIP ASSOCIATION**

2864 County Road 170 Fremont, Ohio 43420



## **Senate Bill 104 Opponent Testimony Local Government Committee March 12, 2025**

Chair O'Brien, Vice Chair Gavarone, Ranking Member Smith and members of the Local Government Committee.

My name is Bob Kusmer and I am the legislative representative for Sandusky County Township Association (SCTA) and Trustee for Ballville Township in Sandusky County. I am also, a Professional Surveyor and retired president of an Architecture, Engineering and Surveying consulting firm for 34 years. My firm's specialty was land development along Lake Erie during those years. On behalf of the residents of my County and Township, I appreciate the opportunity to provide written Opponent Testimony against SB 104.

Townships rights have been under attack by developers over the past few years. The "Senate Select Committee on Housing 2024 Official Report" with recommendations from the Montrose Group "White Paper" sited zoning as a hinderance to development. Now we see SB 104 introduced to restrict township's ability to prohibit or limit short term rentals within the township. Under this Bill, the State of Ohio will remove the rights of local citizens to have the ability to regulate land use in their community. People in these communities have a quality of life they have come to enjoy. Single-family neighborhoods were set up for residents to raise their families and to get away from the constant chaos of a transient living. People move into a single-family neighborhood to enjoy the stability of a community to raise their family and socialize with their neighbors. With the adoption of SB104, short term rentals can be located anywhere a developer wishes. Vacationers will be moving in every few days and sometimes multi families with no consideration of the adverse effect to the neighborhood. Profit is the only motivation for the developer with no consideration to the local community. You will see property values go down and hardships increase in our neighborhoods. These communities over the years have enjoyed a quality of life based upon their core values. With SB 104, you will start to erode into the rights of people in these communities.

SB 104 has three elements to this bill, the registration of short-term rentals, the ability of township to collect lodging taxes and the elimination of citizens right to zone their community. The first two are just a screen for the real value to the developer, removing the rights of citizens. Developers have been using zoning as an excuse

*Representing 53% of the residents in Sandusky County*

## SANDUSKY COUNTY TOWNSHIP ASSOCIATION

2864 County Road 170 Fremont, Ohio 43420



for the lack of housing development in the State of Ohio. NBC News, US News Newsweek and Realtor.com among other all list the following reasons the current housing market is depressed; higher mortgage rates (2020-2024 from 2.65% to 7.79% fixed mortgage rates), rising home prices (2020-2024 jumped 158% National Realtors Association) and inflation (2020-2024 increased 17%. US Census Bureau). None of these sources mention zoning as a cause.

I am asking you to vote against SB 104 or remove the State's mandate to limit our local authority to regulate these short-term rental homes. The people of our townships should be able to keep their rights to govern as to their beliefs and quality of life. We are not anti-development. We welcome it, but based on our values not theirs.

Thank you for your concern in this matter. Please feel free to contact us in regard to this issue.

Thank you Chair O'Brien for the opportunity to submit written testimony on SB 104.

Respectfully submitted,

A handwritten signature in blue ink that reads "W Robert Kusmer". The signature is fluid and cursive, with the first name "W" being a large, stylized letter.

W. Robert Kusmer  
Legislation Representative SCTA  
Ballville Township Trustee