

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

Thank you for the opportunity to testify in opposition to Senate Bill 104. My name is Kaylee Padova, and I serve on Gahanna City Council as well as the board for Gahanna Convention and Visitors Bureau. While I appreciate the collection of lodging tax, I cannot support the rest of this bill.

SB 104 infringes on Ohio's constitutional principle of home rule—the right of local governments to govern in their communities' best interests. In Gahanna, we have witnessed firsthand the disruptions caused by short-term rentals in residential neighborhoods. Longtime residents have shared how former family homes in their neighborhoods became an Airbnb, bringing large groups, persistent noise, and property neglect.

Beyond these quality-of-life concerns, the unchecked expansion of short-term rentals reduces available housing stock, driving up costs for families looking to buy or rent. When absentee landlords purchase homes for short-term profit, it disrupts the balance between stable, long-term residency and commercialized housing. SB 104 would exacerbate this issue by preventing local governments from using zoning laws to regulate short-term rentals, effectively turning single-family neighborhoods into mixed-use zones without any public input.

We are not opposed to short-term rentals, but local governments must have the authority to ensure they are managed responsibly. Our neighborhoods are the backbone of Gahanna's identity, and SB 104 would strip us of the ability to protect their safety, character, and affordability. I urge you to reject this bill and allow local governments to safeguard their communities.

Thank you for your time and consideration.