

**SENATE LOCAL GOVERNMENT COMMITTEE
OPPONENT TESTIMONY ON SENATE BILL 104**

City of Columbus

March 12, 2025

Chair O'Brien, Vice Chair Gavarone, Ranking Member Hicks-Hudson, and members of the Senate Local Government Committee, the City of Columbus hereby submits written opponent testimony to SB 104.

The City of Columbus is aware that the Ohio Mayor's Alliance has also submitted written opponent testimony to SB 104. We fully support all points made in that testimony and would like to add a few points that are specific to the Capital City.

When Short Term Rentals ("STRs") first started gaining popularity in Columbus around 2017 with the rise of the ability to use an online platform to rent vacation homes, as well as growing concerns and interest of community members, regulation was deemed reasonable and necessary, so the City ordained a permitting requirement for STRs in 2018.

The City's goal with the passage of that ordinance was to balance the well-being and interests of City residents and visitors while allowing short-term rentals to operate and become a piece of the economic and tourism fabric in Columbus. Research and a nationwide scan of policies in other cities informed the legislation, as well as having numerous meetings with local impacted stakeholders such as residents and community members, the hosting platforms, short-term rental hosts, hotel/motel representatives, the tourism industry, and realtors.

The City's ordinance was slightly modified in 2019, but now that the City has regulated STRs for over 7 years, the ordinance is due for further, more comprehensive, updates to address issues that have come to light in the last few years. The City is concerned that, as written, SB 104 would prevent Columbus from making changes to our current local law that best protect its citizens.

The City of Columbus has a housing crisis and are currently in the midst of a zoning code update that will deal with issues around Accessory Dwelling Units ("ADUs") and Short Term Rentals. It is imperative that our local officials have the flexibility to address the complex issues and complaints raised by these uses, therefore, we urge you to vote against advancing SB 104 out of committee.

Respectfully,
Scott Messer, Director
City of Columbus
Department of Building and Zoning Services



Main Offices: 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | columbus.gov/bzs
License, Weights & Measures Offices: 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

Building Compliance Section (614) 645-1733
Building Plan Review (614) 645-7562
Code Enforcement (614) 645-2202
Customer Service Center (614) 645-6090

Director's Office (614) 645-7776
Engineering Plan Review (614) 645-0032
License Section (614) 645-8366
Research/Records Center (614) 645-6082

Weights & Measures Section (614) 645-7397
Zoning Clearance (614) 645-8637
Zoning Confirmation Letters (614) 645-8637
Zoning Public Hearings (614) 645-4522