

**Local Government Committee
Written Testimony on Senate Bill 104
May 28, 2025
Rebecca A. Pace**

Chairwoman O'Brien, Vice Chair Gavarone, Ranking Member Smith, and members of the Local Government Committee, thank you for allowing me to provide testimony on Senate Bill 104, a reintroduction of Senate Bill 299 from the past General Assembly.

My name is Rebecca A. Pace. I am a registered Ohio voter and practicing Ohio Certified Public Accountant for over 40-years. I operate two Short-Term Rentals, both listed on the AirBnB website, as well as other platforms.

I am strongly opposed to SB 104 for reasons discussed below. Please vote no on SB 104.

Although the description of this Bill says it will protect property rights, it actually does the opposite and interferes with the rights of property owners to live peacefully in a stable area with neighbors that they know, not transients who have no vested interest in the community.

An influx of short-term rental properties drives down property values and reduces the availability of affordable housing. This is not good for local neighborhoods and not good for Ohio.

I noticed that many of the people in support of this Bill state that the income from these rentals is important to them. They seem to have unfounded fears about what might happen if this bill doesn't pass. They can continue to earn money from rentals even if this bill does not pass. New people can also start to rent their homes, they would just need to comply with local regulations, customized to their community.

I own 2 properties listed with AirBnB, one in Cincinnati and one in Adams County. The housing needs in these 2 communities are completely different and the regulation should reflect the needs of the specific community. The state should not tie the hands of the local authorities.

In Cincinnati Short-term Rentals reduce available housing and raise rents, making it harder for working families to find adequate housing.

Short-Term Rentals change the character of a neighborhood, increasing transient occupancy and interfering with developing strong community relationships between neighbors.

Short-Term Rentals can also put a strain on government, particularly law-enforcement services, with noise complaints, property damage, and rowdy behavior by guests.

Short-Term rentals can reduce the value of properties, as homeowners leave for more stable areas where they can develop relations with good neighbors.

In Cincinnati licensing and regulation is fair and helps to make our neighborhoods desirable places to live.

In Adams County, housing is less dense. Tourism is encouraged and provides needed revenue. There are not a lot of options for lodging.

These two communities have much different needs and those needs should be respected.

It is true that a streamlined, uniform, tax collection law covering all platforms would help localities license properties and fairly generate revenue. This Bill as written goes too far.

Optimum regulation for these two communities is vastly different. Each should be allowed to make their own rules.

Please consider my written testimony and vote no on SB 104.

Thank you again, for the opportunity to testify.

Rebecca Pace
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