

May 26th, 2025

To the Members of the Ohio Senate Local Government Committee,

My name is Matt Bays, and I'm a short-term rental host in Cincinnati, Ohio. I'm writing to voice my strong support for SB104.

Like many Ohioans, I invested in my property with the hope of creating a steady, reliable income stream—something I could count on for the long haul. That stability is now at risk. Sudden changes in tax policies or unpredictable regulations make it hard for hosts like me to plan ahead and protect the financial future we've worked so hard to build.

Beyond the financial piece, my short-term rental gives me a way to support the local community. I hire cleaning teams from the area, pay fair wages, and know that guests spend their money at nearby restaurants, shops, and businesses. It's a win-win that helps keep local economies thriving.

Being able to operate a short-term rental has given me a sense of independence and financial freedom. But without the protections in SB104, there's a real concern that cities could impose heavy taxes or restrictive rules that make it nearly impossible for small hosts like me to stay in business.

I respectfully ask you to support SB104. Let's make sure responsible hosts have a fair and predictable path forward.

Thank you for your time and consideration.

Sincerely,

Matt Bays
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