

# Brian J. Ice

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Re: Senate Bill 104

Dear Ohio Legislators,

My family has personally stayed in STR's located in Canada, Costa Rica, and In the USA with over 20 stays in different STR's. I am a Superhost on the Airbnb Platform with almost 500 reviews. I am a host with four properties in Tuscarawas and Coshocton County Ohio. I am currently investing in and building a fifth property which will be a Solar powered off grid home.

As I consider the issue of regulating STRs, I recognize that uniform regulations are needed for this emerging hospitality industry. However, I think we have two types of STR hosts that need different rules. Finally, the negative issues associated with STR's are common issues in our communities that Legislators and Hosts all want to deal with effectively. We need to work together to solve the problems and create opportunities with STR's.

I have five main points:

- 1) Tax collection should be done at the point of sale, as that is the most efficient and logical method. This will aid in the collection of tax revenue while preventing a burden of remittance, enforcement and collection of the taxes from the many small STR operators.
- 2) STR's do many good things in our communities that opponents do not often recognize. STR operators and guests bring tax revenue to the communities they operate in. STR's usually invest large sums of monies, employing contractors, landscapers, cleaners, and suppliers. They build or renovate buildings that enhance the communities they operate in. They provide "side hustle opportunities for single moms and families that need extra funds to make ends meet. They also build partnerships with many small local tourism businesses and hospitality businesses. They do this when they make recommendations in local guidebooks and through direct interaction with their guests. Those who stay in STR's are looking for local experiences and lodging with a more personal touch. Just like smart phones, STR's are here to stay and will be in the communities that support them.
- 3) Locally Operated STR Hosts are hosts who reside on the property they rent. They are the most efficient at preventing all the problems many have with

STR rentals. They would include homeowners who wish to rent out a bedroom or two in their home. They might also include a resident that wants to construct an ADU on their property for an ailing family member and then decides to rent it out when the family situation changes. They are the more traditional Bed and Breakfast operators. Another Local Operated Host might be a Farmer that constructs a STR house on their farm to supplement their farm income. The common denominator would be that they live on the property.

Ohio should allow freedom to operate these STRs without additional control. All the provisions in the current bill should apply. Local communities do not need to regulate these STRs in any way, other than by using existing laws already on the books. These existing laws would apply to whatever guest I invite. Even if I had "Cousin Eddy" stay with me for a couple weeks. Owners of property in Ohio should have the full right to use their property, invite whomever they want to use their property in any way as they see fit. Existing laws that apply to all residents protect other residents. Zoning laws protect residents, are already in the books.

- 4) Remotely Operated STR Hosts are hosts that operate properties that they do not live in or on. Local communities may want the ability to have local control as to what areas of the municipality can have these STR's. These STR's have more possibility of upsetting the residents. If I was a mayor, I'd channel the STRs to the areas of the town that are in decay. These areas might be downtown areas where you have vacant buildings that are not being fully utilized. The bottom line is no community should fully outlaw STR's. Investors in STRs should be utilized to get the investment needed to fix the problem areas.
- 5) Finally, uniform regulations need to be in the books to define what can and cannot be done and where. Oftentimes an investor is faced with a quick decision to buy or not buy a property. Current requirements requiring conditional use permits and long approval processes are a problem as they put investors in a position where they do not know what types of use permits will be ultimately granted. Uniform and defined legislation at the state level would help local governments get the investment they need and would support the STR industry.

I'm sure you will have some questions. My phone number is 330-340-4843.

Sincerely,  
*Brian J. Ice*  
Brian Ice