



Senate Local Government Committee Proponent Testimony, SB 104.

Good afternoon, Madame Chair O'Brien, Vice Chair Gavarone, Ranking Member Smith, and Members of the Senate Local Government Committee.

Thank you for the opportunity to testify today in support of Senate Bill 104. My name is Hannah Kubbins and I'm the Legislative Director for Americans for Prosperity – Ohio.

At AFP-Ohio, we believe that Ohioans should be free to use their property without unnecessary government interference. Unfortunately, short-term rental property owners and the platforms that serve them across the state have been caught in a web of inconsistent local rules—rules that often serve to discourage innovation, limit opportunity, and invite bureaucratic overreach.

SB 104 offers a better way forward. This bill strengthens Ohio's commitment to property rights and economic freedom by doing three important things:

First, it limits local government overreach.

SB 104 reins in the ability of local governments to impose arbitrary restrictions on short-term rentals—restrictions that too often look like red tape rather than reasonable regulation. Property owners should not have to navigate a maze of zoning ordinances and permit applications just to rent out their own home. By scaling back these burdens, SB 104 helps restore the principle that individuals, not government, should control how their property is used.

Second, it creates a more predictable and consistent landscape for entrepreneurs and consumers.

Right now, short-term rental rules can vary block by block, township by township. That kind of regulatory patchwork stifles innovation, punishes good-faith participants in the market, and adds unnecessary compliance costs. SB 104 helps create clear, statewide expectations—making it easier for hosts to follow the rules and for platforms to operate effectively across jurisdictions.

Third, it allows the short-term rental market to thrive.

When government steps back, entrepreneurs step in. By reducing local interference, SB 104 opens the door for more Ohioans to participate in and benefit from the growing STR economy—whether as hosts earning extra

income, guests enjoying unique lodging options, or communities welcoming new tourism and activity. It's a simple equation: fewer government barriers lead to more opportunity.

We recognize that other proposals have been introduced that focus on taxation or enforcement. But SB 104 is the only bill that gets the balance right—ensuring local governments get the tax revenue they deserve (without raising new taxes) while putting up guardrails against regulatory excess.

We urge the committee to advance this bill and let the short-term rental market continue to grow, innovate, and serve Ohioans.

Thank you for your time. I'm happy to answer any questions.