

Written Testimony of Amber Cron

In Support of Senate Bill 104

Ohio Senate Local Government Committee

May 27, 2025

Chairman and Members of the Committee,

Thank you for the opportunity to submit testimony in support of Senate Bill 104.

My name is Amber Cron, and I am a real estate investor and landlord based in Hamilton, Ohio. I currently manage 40 rental properties across the state, including both long-term rentals and short-term rentals (STRs). I am writing today to strongly urge your support for SB 104, which would prohibit outright bans on STRs and establish uniform standards across jurisdictions.

I began investing in STRs not because it was a niche I was targeting, but because it became the only viable solution for certain properties I acquired. These were homes in severe disrepair-too costly to sell, and financially unworkable as long-term rentals. Instead of letting them deteriorate further, I personally invested my time, labor, and capital to bring them back to life. I turned abandoned, blighted houses into beautifully renovated homes for people to stay in.

At first, I assumed my guests would mostly be travelers passing through. But I've since learned that STRs serve a much broader community. I've hosted people in town visiting family, patients receiving cancer treatments, families displaced by house fires, and traveling workers on assignment. These are not tourists disrupting neighborhoods-they are regular people in need of flexible, comfortable,

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short-term housing options.

I've never had a serious issue with a guest. Every concern has been resolved with a quick phone call. Neighbors are happy to live next to clean, well-maintained properties. And because STR platforms require hosts to meet high standards, I take extra care to ensure my homes are always in excellent condition-often exceeding that of traditional rentals.

Unfortunately, since entering the STR space, I've faced persistent pushback from a small but vocal group of residents who have pressured local governments to ban or heavily restrict STRs. I've attended numerous city council meetings where proposals-unsupported by data-aim to prohibit STRs based on arbitrary factors: number of bedrooms, presence of a pool, lot size, or zoning classification. One council member, who lives next to an STR, even acknowledged on record that he's had no issues with it.

These restrictions threaten not only my business, but also the people who rely on STRs for essential lodging needs. The patchwork of inconsistent local regulations has created instability and uncertainty for responsible property owners who follow the rules and contribute to their communities.

Senate Bill 104 provides a much-needed solution. It protects the rights of property owners while allowing for reasonable local regulations. It ensures fairness, predictability, and compliance with safety standards. It also facilitates tax collection, helping communities benefit financially from STR activity. Guests spend money in our neighborhoods, dine at local restaurants, shop in local stores, and support local attractions-all of which boosts our local economies.

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By supporting SB 104, you are supporting property rights, neighborhood revitalization, and the continued economic growth of our state. I respectfully ask you to ensure that responsible STR owners like myself can continue to offer high-quality, safe, and needed accommodations in our communities.

Please help us preserve what we've built. Don't let fear-based proposals dismantle something that is already working. Don't turn away people who want to visit Ohio and need options beyond traditional hotels. Let's welcome them into our homes-and into our state.

Thank you for your time and consideration.

Respectfully submitted,

Amber Cron

Ohio Real Estate Investor and STR Owner

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