



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

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Testimony in Opposition to Ohio Senate Bill 104

Presented by Jessica Greene, Assistant City Manager, City of Oxford, Ohio

Thank you for the opportunity to testify regarding Senate Bill 104 regarding Short Term Rentals.

I am writing on behalf of our city to express strong opposition to Senate Bill 104, which proposes to severely limit the ability of municipalities to regulate short-term rentals (STRs). This bill would have significant negative consequences for public safety, housing availability, and local governance.

Local Authority to Protect Public Safety

Oxford is a unique college town that must balance transient student populations, permanent residents, and a limited housing stock. To ensure the safety of all rental occupants—whether short- or long-term—we have implemented a local licensing process that includes a health and safety inspection. This inspection ensures that rental properties meet essential safety standards such as functional smoke detectors, proper egress, fire safety compliance, and structural integrity.

Senate Bill 104 proposes capping inspection fees for STRs at just \$20. This is an unrealistic amount that does not cover the actual costs of performing thorough safety inspections by certified personnel.

Protecting Housing for Permanent Residents

Oxford, like many Ohio communities, is facing a housing shortage. Senate Bill 104 would prohibit any restriction on the location, density, or ownership of short-term rentals.

Our community has worked carefully to preserve neighborhood character and housing availability by requiring that STRs be owner-occupied and by prohibiting STRs in multi-unit apartment buildings. This is a deliberate policy decision meant to ensure that long-term rental housing remains available for permanent residents, not converted into de facto hotels.

We are not trying to eliminate short-term rentals; we are trying to **manage their impact**. Without local authority, we lose the ability to:

- Prevent entire apartment complexes from operating as unregulated hotels,
- Address noise and safety complaints from neighbors,
- Maintain the integrity of our residential neighborhoods.



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Hotel Legislation Loophole

Many STRs function indistinguishably from hotels, but unlike hotels, they are not subject to the same taxes, inspections, or zoning constraints. Our current code—developed with public input and tailored to our community—ensures that STRs operate responsibly and do not exploit loopholes in hotel regulations.

By overriding this type of legislation, Senate Bill 104 would allow corporate actors and absentee landlords to convert entire buildings into short-term rentals with no local oversight. This deregulation will be at the expense of our cities and our residents.

Conclusion: Let Cities Govern Responsibly

Local governments are best positioned to make decisions for their communities. Senate Bill 104 strips us of the ability to respond to unique local housing markets, enforce health and safety, and protect neighborhood stability. It imposes a one-size-fits-all mandate that is fundamentally misaligned with the principle of home rule.

I urge you to vote **no** on Senate Bill 104. Please allow cities like Oxford to continue doing the hard, careful work of balancing the needs of residents, visitors, and property owners in a way that promotes safety, fairness, and community integrity.

Thank you for your time, and I welcome any questions.

Sincerely,

Jessica Greene
Assistant City Manager and staff liaison to the Oxford Housing Advisory Commission