

Support for SB 104 - Protect Ohio's Short-Term Rental Hosts

To the Honorable Members of the Ohio Senate,

My name is Alden Ashby, and I am a proud Cincinnati resident and short-term rental (STR) host writing in strong support of Senate Bill 104. I urge you to pass this important legislation that protects responsible hosts like me and ensures the long-term viability of Ohio's short-term rental economy.

My STR is more than a source of supplemental income-it's a long-term investment built on careful financial planning. Sudden tax hikes or unexpected local restrictions not only threaten my ability to maintain this investment, they also erode the trust that Ohioans place in a fair and consistent regulatory environment.

I run my rental with integrity and a strong sense of community responsibility. I pay my cleaners a living wage and prioritize hiring local service providers for upkeep and repairs. This is how I contribute directly to the neighborhood's economic health.

My STR has also granted me a measure of hard-fought financial freedom. It provides a small but vital buffer-especially important in times of personal or economic uncertainty.

Unfortunately, that freedom is increasingly under threat. As municipalities grapple with budget shortfalls, some are turning to excessive taxes and overreaching restrictions targeting STR hosts. These policies, often enacted without adequate stakeholder input, feel predatory and destabilizing. They compound the existing challenges of inflation, shifting interest rates, and broader economic pressures.

I am firmly opposed to the hotel industry's lobbying efforts to suppress short-term rentals under the guise of fairness or public interest. These efforts do not reflect the reality of STR hosting in Ohio-they are designed to eliminate competition and concentrate market control. SB 104 provides balance and protection from these

targeted, self-serving campaigns that threaten small property owners like me.

SB 104 would create a necessary statewide framework that prevents uneven, harmful local measures. It protects the rights of property owners, the experience of visiting guests, and the small business contributions of thousands of Ohio hosts.

Please stand with us. Please pass SB 104.

Sincerely,

Alden Ashby

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Cincinnati, Ohio

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Short-Term Rental Host