

CALFEE

Date: January 3, 2024
To: Ohio Apartment Association
From: Leah Pappas Porner and Maryellen Corbett
Re: 135th General Assembly Legislative Tracking Report

Outlined below are bills that are following for the Ohio Apartment Association in the 135th General Assembly. Status in red indicates action since the last report on December 1, 2023.

Full Tracking List

House

HB 1 PROPERTY, INCOME TAX CHANGES (MATHEWS A) To modify the law regarding property taxation and income tax rates.

Current Status: 4/25/2023 - House Ways and Means, (Seventh Hearing)

HB 3 AFFORDABLE HOUSING TAX CREDIT (PAVLIGA G, MCNALLY L) To authorize a nonrefundable tax credit for the construction or rehabilitation of certain federally subsidized rental housing and to authorize a uniform method for the tax valuation of most such housing.

Current Status: 6/13/2023 - SUBSTITUTE BILL ACCEPTED, House Economic and Workforce Development, (Fifth Hearing)

HB 33 FY 2024-2025 STATE OPERATING BUDGET BILL (Edwards, J) - To make operating appropriations for the biennium beginning July 1, 2023, and ending June 30, 2025, to levy taxes, and to provide authorization and conditions for the operation of state programs.

Current Status: 7/3/2023 - SIGNED BY GOVERNOR; eff. immediately

12/13/2023 - Consideration of Governor's Veto; House Overrides Veto, Vote 60-31

- **House voted to override the Governor's veto of a provision that prohibited local governments from enacting bans on flavored tobacco products.**

HB 50 HOUSING QUALIFICATION (Humphrey, Seitz) - To create a mechanism by which an individual who is subject to a collateral sanction for housing may obtain a certificate of qualification for housing that may provide relief from certain bars on housing.

Current Status: 12/6/2023 - Senate Community Revitalization, (Third Hearing)

HB 59 EVICTION COUNSEL-DESTITUTE DEFENDANTS (GALONSKI T, MILLER J) To provide counsel to destitute defendants facing eviction and to make an appropriation.

Current Status: 2/28/2023 - House Civil Justice, (First Hearing)

HB 93 LIMITATIONS ON RECOVERY, LIEN IMPOSITION (Johnson, McClain) - Regarding limitations on recovery and lien imposition by municipalities against property owners of non-owner-occupied properties for unpaid water, sewer, and disposal services rates and charges.

Current Status: 12/13/2023 - PASSED BY HOUSE; Vote 63-26

HB100 PROHIBIT RESTRICTION OF THIN BLUE LINE FLAG (MILLER K) To prohibit manufactured home park operators, condominium associations, neighborhood associations, and landlords from restricting the display of the thin blue line flag and to name this act the Chief Steven DiSario Act.

Current Status: 6/21/2023 - Referred to Committee Senate General Government

HB143 RENT AGREEMENT TERMINATIONS FOR CRIME VICTIMS (GRIM M) To allow a tenant to terminate a rental agreement if the tenant is a victim of a specified crime and to authorize an income tax credit for landlords who rented to such tenants and to name this act the Ohio Safe Homes Act.

Current Status: 4/18/2023 - Referred to Committee House Criminal Justice

HB150 PROHIBIT INCOME HOUSING DISCRIMINATION (UPCHURCH T, MILLER A) To prohibit discrimination in rental housing based on lawful source of income.

Current Status: 5/16/2023 - House Civil Justice, (First Hearing)

HB 187 PROPERTY TAX SALES-ASSESSMENT RATIO STUDIES (Hall, Bird) - To modify the procedures used by the Tax Commissioner to conduct property tax sales-assessment ratio studies.

Current Status: 12/6/2023 - PASSED BY SENATE; Vote 31-0, Emergency Clause 29-2

HB 212 PROHIBIT FOREIGN ADVERSARIES FROM OWNING REAL PROPERTY (King, Klopfenstein) - To prohibit foreign adversaries and certain businesses from owning real property in Ohio and to name this act the Ohio Property Protection Act.

Current Status: 06/20/2023 Referred to Civil Justice Committee

HB 277 COMPANION ANIMALS IN RENTAL DWELLINGS (Ray, Brent) - To authorize a tax credit for landlords with policies that allow companion animals in rental dwellings.

Current Status: 11/28/2023 - House Ways and Means, (Third Hearing)

HB 280 LEAD TESTING (Thomas, Demetriou) - To revise the law governing lead testing, certification, and tax credits.

Current Status: 10/31/2023 - House Ways and Means, (Second Hearing)

HB 344 PROPERTY TAX LEVIES, COMPLAINTS (Mathews, Hall) - To eliminate the authority to levy replacement property tax levies and to modify the law governing certain property tax complaints.

Current Status: 12/12/2023 - House Ways and Means, (First Hearing)

Senate

SB 2 LOCAL PROPERTY TAX EXEMPTIONS (SCHURING K) To authorize certain subdivisions to designate areas within which certain residential property is wholly or partially exempted from property taxation.

Current Status: 1/17/2023 - Referred to Committee Senate Finance

SB 10 (BLESSING III L) To expressly incorporate changes in the Internal Revenue Code since February 17, 2022, into Ohio law, to make changes to the Emergency Rental Assistance program, to revise an existing earmark, to modify the requirements for a temporary arts economic relief grant program, and to declare an emergency.

Current Status: 3/15/2023 - SIGNED BY GOVERNOR; eff. immediately

SB 36 PROPERTY FORECLOSURES-TENANT RIGHTS (BLESSING III L) To grant tenants and certain other eligible bidders rights relating to the purchase of residential property sold at foreclosure.

Current Status: 3/22/2023 - Senate Community Revitalization, (Third Hearing)

SB 76 HIGH-VOLUME LANDLORD TAX (BLESSING III L, ANTONIO N) To levy a tax on certain high-volume landlords.

Current Status: 3/22/2023 - Senate Ways and Means, (Second Hearing)

SB 118 TAX CREDITS-SINGLE FAMILY HOMES (Schuring, K) - To authorize a nonrefundable, transferable income tax credit for the construction of new, or conversion of rental housing into, owner-occupied single-family homes.

Current Status: 5/24/2023 - Senate Ways and Means, (Third Hearing)

SB 123 PUBLIC UTILITY REGULATION EXEMPTIONS (BRENNER A) To exempt from regulation as a public utility certain persons or entities providing utility related services after the metered point of delivery.

Current Status: 6/20/2023 - Senate Energy and Public Utilities, (First Hearing)

SB 132 FAIRNESS ACT-DISCRIMINATION PROHIBITIONS (Antonio, N) - To enact the Ohio Fairness Act to prohibit discrimination on the basis of sexual orientation or gender identity or expression, to add mediation as an informal method that the Ohio Civil Rights Commission may use, and to uphold existing religious exemptions under Ohio's Civil Rights Law.

Current Status: 9/13/2023 - Referred to Committee Senate Government Oversight

SB 150 PROHIBIT TERMINATING ELECTRIC, GAS SERVICE (Smith, K) - To prohibit terminating electric or gas service to certain households and establish a payment plan for these services.

Current Status: 9/20/2023 - Senate Energy and Public Utilities, (First Hearing)

SB 153 TEMPORARY TAX VALUATION CHANGES (Lang, Johnson) - To temporarily modify the method for valuing farmland and other real property for tax purposes.

Current Status: 10/11/2023 Senate Ways and Means, (Fourth Hearing)

SB 186 PROPERTY TAX REQUIREMENTS, PROHIBITIONS (Blessing III, Ingram) - To require payment of property taxes and assessments when a lot is split or transferred and to generally prohibit tax-delinquent property owners from purchasing tax-foreclosed property.

Current Status: 12/12/2023 - Senate Ways and Means, (First Hearing)