

**As Introduced**

**127th General Assembly  
Regular Session  
2007-2008**

**S. B. No. 295**

**Senator Miller, D.**

**Cosponsors: Senators Roberts, Miller, R., Morano, Smith**

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**A B I L L**

To enact section 5321.20 of the Revised Code to 1  
provide that a rental agreement does not terminate 2  
upon the foreclosure of the landlord's mortgage. 3

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That section 5321.20 of the Revised Code be 4  
enacted to read as follows: 5

**Sec. 5321.20.** The foreclosure of a landlord's mortgage does 6  
not, through the operation of law, terminate a rental agreement 7  
with respect to the property that is the subject of the 8  
foreclosure action. Any successor in interest to a property 9  
pursuant to a foreclosure action shall assume that property 10  
interest subject to any rental agreement. After a foreclosure, any 11  
rental agreement remains in effect between the tenant and the 12  
successor in interest to the foreclosed property until the 13  
agreement expires in accordance with its terms or is terminated 14  
due to the occurrence of a condition specified in the agreement. 15