



Lisa Sandberg

*Bill Analysis*  
Legislative Service Commission

**S.B. 295**  
127th General Assembly  
(As Introduced)

Sens. D. Miller, Roberts, R. Miller, Morano, Smith

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**BILL SUMMARY**

- Provides that the foreclosure of a landlord's mortgage does not terminate a rental agreement with respect to the property that is the subject of the foreclosure action.
- Provides that after a foreclosure any rental agreement remains in effect between the tenant and the successor in interest to the foreclosed property until the agreement expires or is terminated due to the occurrence of a condition specified in the agreement.

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**CONTENT AND OPERATION**

**Foreclosure of landlord's mortgage does not terminate rental agreement**

The bill provides that the foreclosure of a landlord's mortgage does not, through the operation of law, terminate a rental agreement with respect to the property that is the subject of the foreclosure action. Any successor in interest to a property pursuant to a foreclosure action must assume that property interest subject to any rental agreement. After a foreclosure, any rental agreement remains in effect between the tenant and the successor in interest to the foreclosed property until the agreement expires in accordance with its terms or is terminated due to the occurrence of a condition specified in the agreement. (R.C. 5321.20.)

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**HISTORY**

ACTION	DATE
Introduced	02-26-08