



Ohio Legislative Service Commission

Synopsis of House Committee Amendments*

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Sub. S.B. 172

130th General Assembly

(H. Financial Institutions, Housing, and Urban Development)

County land reutilization corporations

Modifies, instead of removes as in the Senate-passed version of the bill, the requirement that at least 75% of the property owned by a county land reutilization corporation (CLRC) be unoccupied to be a prohibition against a CLRC from owning more than 50 occupied properties or 25% occupied properties, whichever is greater.

Specifies that the conveyance fee exemption for CLRC-owned property in continuing law extends to a wholly owned subsidiary of the CLRC.

Exempts a CLRC and its wholly owned subsidiaries, and an electing subdivision with a land bank, from paying transfer and recording fees for nonproductive land.

Removes the authorization in the Senate-passed version of the bill for a court of common pleas to collect an additional filing fee for CLRCs.

Provides political subdivisions and CLRCs a right of entry to conduct assessments, appraisals, and other health and safety inspections for lands that have been forfeited to the state for nonpayment of taxes, and protection from liability for such entrances.

Allows a property owner to move to transfer an expedited foreclosure complaint within 14 days after service of the complaint, instead of allowing a property owner to move to dismiss the complaint within 14 days, as in the Senate-passed version.

Abatement costs and water rents and liens

Requires additional information to be supplied with a clerk's certification of abatement costs, including the date the costs were incurred for each abatement activity and the name of the owner of record at the time the costs were incurred for each abatement activity.

* This synopsis does not address amendments that may have been adopted on the House Floor.

Prohibits a municipal corporation or regional water and sewer district from certifying to the county auditor for placement upon the tax list and duplicate the cost of any unpaid water rents or charges on property served by a water or sewer connection that has been forfeited to the state for delinquent taxes, unless the owner of record redeems the property.

Prohibits the county auditor from placing such abatement costs or unpaid water rents or charges as a charge against the land or property in those cases.

Prohibits a municipal corporation and regional water and sewer district from certifying abatement costs and water rents and charges, and the county auditor from placing the charges against the property, if the property is sold at sheriff's sale, the costs were incurred before the confirmation of sale, and the purchaser is not the owner of record nor certain associates of the owner of record.

Requires the county auditor to remove the charge for abatement costs or water rents and charges from the tax duplicate after receiving notice that the costs were certified in violation of the bill's provisions.

Expedited foreclosure proceedings

Provides that upon the **confirmation** of sale or transfer of the abandoned land pursuant to the public auction, the owner's fee simple interest in the land is to be conveyed to the purchaser instead of current law's conveyance upon the sale or transfer of the land.

General tax foreclosure provisions

Changes the property tax notice requirements in the Senate-passed version to inform a property owner that the owner may face foreclosure if the billed taxes are not paid within 60 days after they are "certified delinquent," instead of "due."

County auditor review of conveyances

Eliminates certain existing law standards that are applied to real property conveyances when the county auditor reviews the conveyances before transferring property.