

KEEPING OUR MEMBERS INFORMED

March 2, 2010

In past issues it was noted about the lack of productivity of the 128th General Assembly. Now we are fourteen months into the twenty-four month session and legislature's record has not greatly improved. The representatives of the Ohio House have introduced 456 bills only passing eleven of them through the Senate for the Governor's signature. The State Senate introduced 234 bills sending six through the House to the Governor. Of the 17 bills signed into law, other than the budget bills, the rest were non-partisan pieces of legislation. With three months left until the summer recess, the House and the Senate have scheduled 18 more days in session.



House Bill 313 Land Bank Bill

To authorize a county with a population greater than 100,000, or a population between 78,000 and 81,000, to organize a county land reutilization corporation (CLRC), to authorize a county treasurer of a county with such a corporation to utilize the alternative redemption period in actions to foreclose abandoned lands, to immunize a county land reutilization corporation from liability for breach of a common law duty in connection with a parcel of land, and to make other changes regarding county land reutilization corporations. **The Good and the Bad :** *The Bad side of this bill is it will give the county the authority to take real property that are delinquent on property taxes without the Eminent Domain process. The CLRC could be the largest property owners in each county. The Good side is that counties are realizing something that private landlords have been fighting for years, utility bills being attached to the property tax bills is costly. A modified "Water Bill" would keep cities from putting tenant utility bills onto the county's taxes. The cities also would be precluded from attaching fees for city maintenance costs such as mowing or snow removal onto the CLRC owned property.* **Status:** Bill is in the Senate Ways and Means Committee. The bill sponsor Rep. Peter Ujvagi (D-Toledo) has been lining up support among the counties, legislators and the media community.

We are monitoring 55 Bad Bills on your behalf.

Our legislative efforts through committee testimony and lobbying have been able to change, temper or eliminate adverse or objectionable language in real estate related legislation as it passes through the State House. Our efforts have **Stopped: Mandates that would require: Hard Wired Carbon Monoxide Alarms, Mandate Landlords MUST supply and pay for ALL tenant utilities supplied to rental units, Mandate Landlord Liability for the costs of Bed Bug Extermination, Stopped 10% Property Tax increase on rental properties.**

Summer is coming:

It is hard to look forward to summer when we are all battling the chilling effects of winter. Summer means that our law makers will be home on their summer recesses to campaign for re-election. All the house seats stand election and half of the Senators face election. When our elected officials are out trying to save their jobs, ask them what they are doing about the problems that are crippling our Investors and Communities. **Remember to tell them you belong to OREIA** and we watch the State House.

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Your Contributions keep BAD IDEAS from becoming BAD LAWS.**