LEGISLATIVE REVIEW

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LEGISLATIVE UPDATE

OHBA TESTIFIES TO OHIO HOUSE LOCAL GOVERNMENT COMMITTEE ON HB 361

During its hearing for proponent and interested parties, the Ohio House Local Government Committee heard informative testimony from Vince Squillace, Executive Vice President of OHBA. HB 361 proposes to make changes and implement timelines regarding building inspections, local regulations, and zoning. The testimony spurred some thoughtful questions and answers surrounding the need for more housing and lot supply in Ohio. Vince's testimony from today's hearing can be viewed at the link below

https://ohiochannel.org/collections/ohio-house-local-government-committee

PROPERTY TAX WORKING GROUP ISSUES ITS FINAL REPORT

Governor DeWine's property tax working group met over the summer months and issued its final report of recommendations this month. While the report acknowledges the housing shortage and calls for action to address the need for housing in Ohio, the report also recommends changes to Community Reinvestment Area (CRA) projects along with numerous other areas in relation to the need for property tax reform. The final report and members of the group can be found at the link below. It is not clear which of these items will be the most immediate action items by the legislature, but OHBA will be watching as the discussion moves forward.

https://governor.ohio.gov/media/news-and-media/ohio-property-tax-working-group-issues-recommendations

OHIO SENATE HOUSING COMMITTEE HEARS REYNOLDS TAX CREDIT LEGISLATION

The Senate Housing Committee heard sponsor and proponent testimony over the last two weeks on SB 250. The proposal creates a 10% state tax credit, named the "Promised Land Credit," for housing projects developed by nonprofits and faith-based organizations. The total allocation is limited to $25 million per fiscal year. The sponsor also explained, nonprofits would also be able to sell or transfer a portion of the tax credit (limited to $2 million per taxpayer) to investors or developers. Eligible nonprofits must own at least one acre of developable land and apply to the Department of Development after one home has been sold to an owner-occupant as their primary residence.

HB 173 SUBMETERING LEGISLATION CONTINUES HEARINGS

OHBA continues to follow and support HB 173 to exempt from regulation as a public utility certain persons or entities providing behind-the-meter utility services and to allow the Public Utilities Commission to register providers of such services. The recently adopted substitute bill added additional oversight periods for noncompliance. HB 173 would also require Behind-the-meter utility service providers would also be required to register with the PUCO every two years, provide a separate disclosure and report of historic monthly usage to each tenant's home for the preceding 12 months, and disclose disconnection procedures to users. Tre Giller, Metro Development, and Teresa Rigenbach, Nationwide Energy Partners, both OHBA members, testified in support of Substitute HB 173.

Please contact OHBA with any questions.

OHBA FALL BOARD OF TRUSTEES

OHBA Fall Board of Trustees Meeting is scheduled for November 11th at the Hilton Easton Columbus. Information has been emailed out for the meeting but if you need additional information, please contact us at (614)228-6648.