



## **FEBRUARY 19, 2025 REPORT #1 LEGISLATIVE UPDATE**

### ***OHBA INVITED TO TESTIFY BY CHAIRMAN OF HOUSE DEVELOPMENT COMMITTEE***

Chairman Jim Hoops invited Vince Squillace to testify on behalf of OHBA on residential development in Ohio during one of the first meetings of the House Development Committee. Vince's testimony acknowledged the critical shortage of housing, focusing mainly on the lack of developed lots and regulatory burdens inhibiting the supply of more affordable lots.

After thanking the legislature for prior actions such as modifying the tax assessment of residential development property, addressing ephemeral streams, and requiring review of building codes, Vince offered several suggestions to address current shortage. His testimony can be viewed at the link below.  
<https://ohiochannel.org/video/ohio-house-development-committee-2-5-2025>

### ***COMMITTEE HEARS SPONSOR TESTIMONY ON HIGH VOLUME LANDLORD LEGISLATION***

Senator Bill Blessing gave sponsor testimony on SB 28 in the Senate Housing Committee this week. The bill imposes a new tax on certain high-volume landlords, beginning in the first full calendar year after the tax's effective date.<sup>1</sup> The tax, referred to as the "housing market impact tax," is imposed on any person or combined taxpayer group that owns 50 or more "taxable houses" in a single county. A taxable house is any single-family, two-family, or three-family dwelling. When a county auditor is aware that a landlord owns the requisite number of houses, the auditor must provide notice on the landlord's tax bill. The legislative text and bill analysis can be found at the link below.  
<https://www.legislature.ohio.gov/legislation/136/sb28/documents>

### ***SENATE HOUSING COMMITTEE HEARS FROM REALTORS ON ITS UPCOMING PLANBOOK***

In their presentation to the Committee, the Ohio Realtors highlighted a pre-approved plans book the group, in collaboration with Greater Ohio Policy Center, is set to roll out later this year. According to the realtors, this solution will help expedite the process and cut down on costs, focusing on areas of infill development. In addition to the pre-approved plan book for local governments, their suggestions included inclusionary zoning and modular housing.

### ***OHIO CHAMBER OF COMMERCE 2025 HOUSING SUMMIT TAKING PLACE THIS WEEK***

The Chamber of Commerce will be hosting its annual housing summit at the Statehouse on February 20, 2025. OHBA's Vince Squillace will serve on the afternoon panel "Creating YIMBY in Ohio". The day long event will include multiple panels and topics, including legislators and other industry stakeholders.

Feel free to contact OHBA with any questions or comments at 614-228-6647 or [build@ohiohba.com](mailto:build@ohiohba.com)

### ***OHBA SPRING ORGANIZATIONAL MEETING***

OHBA's Spring Organizational Meeting will take place on Tuesday, March 11<sup>th</sup> at the Athletic Club of Columbus. Information has been emailed out on the meeting. If you need additional information, please contact us at [build@ohiohba.com](mailto:build@ohiohba.com).