



**APRIL 8, 2025 REPORT #3
LEGISLATIVE UPDATE**

COMMERCIAL ROOFING LICENSING LEGISLATION CONCERNS

SB 125 Roofing Licensure has received two hearings in the Senate Workforce Development Committee with proponents testifying last week. The proponent hearing can be seen at the link below. As in prior versions, the bill proposes to extend the current Ohio Construction Industry Licensing Board (OCILB) licensing requirements to commercial roofing contractors. While 'roofing' is not defined, the bill would add commercial roofing contractors to the list of specialty contractors to be licensed under the OCILB. There is an exemption for 1, 2, 3-family dwellings, but otherwise ANY and ALL other structures would be considered commercial and require a licensed roofing contractor to perform the work. Further, the current restrictions on the use of subcontractors versus employees would also apply. Given the Ohio Building Code definition of 'roofing assemblies', the scope of the licensure could apply to the structure supporting the roof. There are numerous issues with the current proposal to add roofing contractors to the specialty contractor licensing under the OCILB, as its potential impacts to small commercial and residential structures which are regulated under the Ohio Building Code.

<https://ohiochannel.org/collections/ohio-senate-workforce-development-committee>

Minute 12:46

If there are builders and remodelers doing any small commercial projects, or any residential units, above 3-family dwellings, even if using the same shingled roofing as the residential exemption, the roofing contractor will be required to obtain the same license as any other commercial roofing contractor.

The sponsor and committee members contacts and respective districts can be found at the link below. There is a sense of urgency, if you have concerns, as the sponsor is determined and has had movement with prior bills. **Contact the members listed below to express your concern with the potential impact of such broad licensing requirements.** Feel free to contact OHBA with any questions.

<https://www.ohiosenate.gov/committees/workforce-development>

<https://www.ohiosenate.gov/members/thomas-f-patton>

RESIDENTIAL DEVELOPMENT TOOLS UNDER ATTACK

HB 113

Annexation and Property Tax Exemptions Bird, A. Newman, J.

To modify the law regarding annexation and financial disclosure forms, and to require school district approval of residential community reinvestment area property tax exemptions.

[Text & Analysis](#)

HB 154

Community Reinvestment Areas Thomas, D. Glassburn, C.

To require school district approval of residential community reinvestment area property tax exemptions.

[Text & Analysis](#)

Committee Hearing in House [Local Government Committee](#) (4/2/2025; CONTINUED)

OHBA continues to have meetings with the Chairwoman of the House Local Government Committee and Sponsors of HB 113 and 154 to express concerns over the changes proposed to Type II Annexations and Residential CRAs. OHBA urges members to contact members of the committee to express the benefits of current CRA and Annexation policies. Most recently, OHBA Area VPs, NAIOP, and multifamily developers from Columbus met with Representative Dave Thomas on the difference between CRA and TIFs, and importance of such residential development tools. Sponsor testimony for HB 154 can be found at the link below. The link to the committee contacts is also below.

<https://ohiochannel.org/video/ohio-house-local-government-committee-4-2-2025>

<https://ohiohouse.gov/committees/local-government>

Please contact OHBA with any comments or questions.

OHBA SUMMER BOARD OF TRUSTEES MEETING

Save the date for June 24 & 25 for OHBA's Summer Board of Trustees Meeting. This meeting will be held in President Merle Stutzman's hometown of Wooster.

Detailed information will be emailed out soon.