

LEGISLATIVE REVIEW

Ohio Home Builders Association

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**MAY 28, 2026
LEGISLATIVE UPDATE - 5**

HOUSE LOCAL GOVERNMENT CHAIR DECLARES HB 361 DEAD

This is the message the chairwoman delivered in a recent meeting with OHBA. Such statement was a bit of a surprise as we have been working with the co-sponsors and House leadership on HB 361. As you may recall, the main provision of the bill deals with a major roadblock for developers, lengthy delays getting action on plan approvals. Oddly the chair feels asking a court for a mandamus action to force government action is already a reasonable available remedy.

While the bill is pared down from its original 'as introduced' intent, the current legislation deals mainly with zoning issues and modernizing local comprehensive planning. Still, the intent of the bill is to encourage rational zoning and focus on meeting expected housing needs of the community. Existing law provides time frames for setting meeting and hearing dates, but NO limit exists to provide a final answer or adjournment of the required meeting with a decision. HB 361 requires action in 45 days.

OHBA does not think seeking a mandamus action from a court is reasonable answer and a more sane remedy is needed.

As we have pointed out, the answer does not have to be 'yes' or approval, but a response is required or the permit is considered approved. HB 361 clearly states the parties can agree to an alternative date, hopefully, with a clear path forward.

Many legislators agree reasonable solutions are needed to help ease the housing shortage.

TAX CREDIT FOR SINGLE FAMILY HOUSING

While millions of dollars have been approved for the program, the rules imposed by the State are unworkable, and didn't result in a viable program. Fortunately, Rep. Andrea White has asked our assistance to correct deficiencies and put the allocated funds to work. Along with staff and multi family chair, Jeff Woda, we are offering suggestions to make the funding program a feasible option.

HB 857 EXPANDS RURAL RESIDENTIAL DEVELOPMENT REVOLVING LOAN PROGRAM STATEWIDE

Meanwhile, two democratic sponsors (Brownlee and Sigrist) have introduced legislation to propose changes to the Residential Development Revolving Loan Program by expanding low-interest loan support for infrastructure and housing development in smaller or lower-building-permit counties. Initially established in the last budget and limited to more rural areas of the state, the residential development revolving loan program removed several regulatory barriers OHBA worked to have included in the program. HB 857 keeps those provisions intact. Rep. Brownlee reached out to OHBA for further feedback on the bill, and the potential for expanding the program.

OHBA WORKING ON SB 428 TO EXPAND DEFINITION OF RESIDENTIAL DWELLING AND MAKE CHANGES TO SINGLE STAIR REQUIREMENTS

SB 428 amends building, contractor, sewage, and arbitration laws to extend residential building code coverage to four-family dwellings and align related definitions across multiple sections of the Revised Code. The legislation also authorizes a single stairway exit for certain group R-2 buildings, updates local licensing and fee rules for specialty contractors. The act is named the Build Smart Act. OHBA has reached out to the sponsor (Reynolds) to offer valuable insight into these suggested changes. Members of OHBA have been involved in these code discussions for numerous years and are making suggestions as the bill awaits its first hearing in the Senate.

Please feel free to contact OHBA with any questions or comments 614-228-6647.

If you have NOT signed up for OHBA Summer Meeting, now is the time to do so! If you are interested, sign-up today. To register for this meeting and activities, contact OHBA at (800)282-3403 ext. 1 or mpatel@ohiohba.com

OHIO HOME BUILDERS ASSOCIATION SUMMER BOARD OF TRUSTEES MEETING

Thursday & Friday, June 18-19, 2026

The Wave

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