

As Introduced

**131st General Assembly
Regular Session
2015-2016**

S. B. No. 108

**Senator Tavares
Senators Yuko, Williams**

A BILL

To amend section 5323.04 and to enact sections 1
525.01, 525.02, 525.03, 525.04, 525.99, and 2
5715.111 of the Revised Code to permit townships 3
to require owners of residential rental property 4
located within the township to register certain 5
information with the board of township trustees. 6

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That section 5323.04 be amended and sections 7
525.01, 525.02, 525.03, 525.04, 525.99, and 5715.111 of the 8
Revised Code be enacted to read as follows: 9

Sec. 525.01. As used in this chapter: 10

(A) "Hotel" has the same meaning as in section 3731.01 of 11
the Revised Code. 12

(B) "Manufactured home" has the same meaning as in section 13
3781.06 of the Revised Code. 14

(C) "Mobile home" and "recreational vehicle" have the same 15
meanings as in section 4501.01 of the Revised Code. 16

(D) "Residential rental property" means real property 17

that is located in a township within a county that has a 18
population of two hundred thousand or fewer according to the 19
most recent decennial census and on which is located one or more 20
dwelling units leased or otherwise rented to tenants solely for 21
residential purposes, or a mobile home park or other permanent 22
or semipermanent site at which lots are leased or otherwise 23
rented to tenants for the parking of a manufactured home, mobile 24
home, or recreational vehicle that is used solely for 25
residential purposes. "Residential rental property" does not 26
include a hotel or a college or university dormitory. 27

Sec. 525.02. (A) A township may elect by resolution to 28
require owners of residential rental property to register 29
information about the property with the board of township 30
trustees. 31

(B) If a township elects to collect information about 32
residential rental property under division (A) of this section, 33
an owner of residential rental property located within that 34
township shall file with the board of township trustees the 35
following information: 36

(1) The name, address, and telephone number of the owner; 37

(2) If the residential rental property is owned by a 38
trust, business trust, estate, partnership, limited partnership, 39
limited liability company, association, or any other business 40
entity, the name, address, and telephone number of the 41
following: 42

(a) A trustee, in the case of a trust or business trust; 43

(b) The executor or administrator, in the case of an 44
estate; 45

(c) A general partner, in the case of a partnership or a 46

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| <u>limited partnership;</u> | 47 |
| <u>(d) A member, manager, or officer, in the case of a</u> | 48 |
| <u>limited liability company;</u> | 49 |
| <u>(e) An associate, in the case of an association;</u> | 50 |
| <u>(f) An officer, in the case of a corporation;</u> | 51 |
| <u>(g) A member, manager, or officer, in the case of any</u> | 52 |
| <u>other business entity.</u> | 53 |
| <u>(3) The street address and permanent parcel number of the</u> | 54 |
| <u>residential rental property.</u> | 55 |
| <u>(C) The board of township trustees shall forward the</u> | 56 |
| <u>information required under division (B) of this section to the</u> | 57 |
| <u>county auditor who shall maintain that information on the tax</u> | 58 |
| <u>list or the real property record.</u> | 59 |
| <u>(D) An owner of residential rental property shall update</u> | 60 |
| <u>the information required under division (B) of this section</u> | 61 |
| <u>within sixty days after any change in the information occurs.</u> | 62 |
| <u>(E) The board of township trustees shall provide an owner</u> | 63 |
| <u>of residential rental property located within that township with</u> | 64 |
| <u>notice of the requirement to file the information required under</u> | 65 |
| <u>division (B) of this section and the requirement to update that</u> | 66 |
| <u>information under division (D) of this section.</u> | 67 |
| <u>(F) The owner of residential rental property shall comply</u> | 68 |
| <u>with the requirements under divisions (B) and (D) of this</u> | 69 |
| <u>section within sixty days after receiving the notice provided</u> | 70 |
| <u>under division (E) of this section.</u> | 71 |
| <u>(G) The requirements under divisions (B) and (D) of this</u> | 72 |
| <u>section are in addition to any requirement to register</u> | 73 |

residential rental property with a county auditor under Chapter 74
5323. of the Revised Code. 75

Sec. 525.03. An owner of residential rental property who 76
designates an agent for the acceptance of service of process 77
pursuant to section 5323.03 or another section of the Revised 78
Code shall file with the relevant board of township trustees a 79
certified copy of the document filed with the county auditor or 80
secretary of state containing that designation. 81

Sec. 525.04. All information filed with the board of 82
township trustees under this chapter is a public record under 83
section 149.43 of the Revised Code. 84

Sec. 525.99. No owner of a residential rental property 85
shall fail to comply with the filing or updating of information 86
requirements of section 525.02 and 525.03 of the Revised Code if 87
required by the township where the residential rental property 88
is located. The board of township trustees may impose upon a 89
person who violates this section a special assessment on the 90
residential rental property that is the subject of the violation 91
that is not less than fifty dollars nor more than one hundred 92
fifty dollars. Such special assessment may be appealed to the 93
county board of revision. 94

Sec. 5323.04. (A) All information filed with a county 95
auditor under this chapter is a public record under section 96
149.43 of the Revised Code. 97

(B) An ~~An~~ notwithstanding Chapter 525. of the Revised Code, 98
an owner of residential rental property who complies with the 99
requirements of this chapter shall be deemed to be in full 100
compliance with any request by the state or any political 101
subdivision to that owner for information that is identical to 102

the information filed with the county auditor under this 103
chapter. 104

Sec. 5715.111. The county board of revision shall hear 105
appeals relating to special assessments imposed by a township on 106
an owner of residential rental property pursuant to section 107
525.99 of the Revised Code. 108

Section 2. That existing section 5323.04 of the Revised 109
Code is hereby repealed. 110