

Calfee, Halter &amp; Griswold LLP

The Calfee Building  
 1405 East Sixth Street  
 Cleveland, Ohio 44114-1607  
 216.622.8200 **Phone**  
 216.241.0816 **Fax**

1100 Fifth Third Center  
 21 East State Street  
 Columbus, Ohio 43215-4243  
 614.621.1500 **Phone**  
 614.621.0010 **Fax**

2800 First Financial Center  
 255 East Fifth Street  
 Cincinnati, Ohio 45202-4728  
 513.693.4880 **Phone**  
 513.842.7028 **Fax**  
*www.calfee.com*

**Date:** March 30, 2020  
**To:** Ohio Apartment Association  
**From:** Leah Pappas Porner, Joshua Sanders and Maryellen Corbett  
**Re:** 133rd General Assembly Legislative Tracking Report

Outlined below are bills that we followed for the Ohio Apartment Association in the 133rd General Assembly. Text in red indicates new action since the previous report dated February 6, 2020.

### **Full Tracking List**

#### House

HB47 TAX COMPLAINTS-LEGAL ASSISTANCE FOUNDATION (GREENSPAN D) To increase the time within which property tax complaints must be decided and to change the name of the Ohio Legal Assistance Foundation.

Current Status: 10/22/2019 - Senate Ways and Means, (First Hearing)

HB75 PROPERTY VALUE CONTESTS (MERRIN D) To require local governments that contest property values to formally pass an authorizing resolution for each contest and to notify property owners.

**Current Status: 2/12/2020 - Referred to Committee Senate Local Government, Public Safety and Veterans Affairs**

\* Amended into House Bill 166 by the House. Not included in final bill.

HB91 FAMILY-MEDICAL LEAVE (BOGGS K, BOYD J) To establish family and medical leave insurance benefits.

**Current Status: 2/12/2020 - House Insurance, (Second Hearing)**

HB113 TOWING SPOTTERS (PATTON T) To prohibit a towing service from employing or compensating spotters.

Current Status: 10/2/2019 - Senate Transportation, Commerce and Workforce, (First Hearing)

HB137 EMPLOYEE EARNINGS AND DEDUCTIONS (KELLY B, VITALE N) To require an employer to provide earnings and deductions statements to each of the employer's employees.

**Current Status: 3/4/2020 - Senate Transportation, Commerce and Workforce, (Second Hearing)**

HB 166 OPERATING BUDGET (Oelslager, S) To make operating appropriations for the biennium beginning July 1, 2019, and ending June 30, 2021, and to provide authorization and conditions for the operation of state programs.

Current Status: 7/18/2019 - SIGNED BY GOVERNOR; Eff. Immediately

HB 197 OMNIBUS MEASURES ON CORONAVIRUS (Powell, Merrin) - To continue essential operations of state government and maintain the continuity of the state tax code in response to the declared pandemic and global health emergency related to COVID-19, to make appropriations, and to declare an emergency.

**Current Status: 03/27/2020 SIGNED BY GOVERNOR; eff. 3/27/20**

\* Includes language tolling all civil and criminal statutory statutes of limitation. The Supreme Court issued an order tolling all civil and criminal statutes of limitations found in court rules. This included guidance stating that evictions can continue to be filed and urged individual courts to use their discretion in either staying or moving forward with any eviction hearing.

HB 229 INCOME DISCRIMINATION-HOUSING (Upchurch T, Miller A) To prohibit discrimination in rental housing based on lawful source of income.

Current Status: 5/8/2019 - Referred to Committee House Commerce and Labor

HB 271 SMOKE DETECTOR SAFETY (Baldrige, B) - To amend section 3737.82 and to enact section 3781.21 of the Revised Code to amend the law regarding smoke detectors in residential premises.

**Current Status: 2/12/2020 - House Commerce and Labor, (Second Hearing)**

HB 289 ELEVATOR LAW (BALDRIDGE B) To revise the Elevator Law.

Current Status: 1/22/2020 - BILL AMENDED, House Commerce and Labor, (Fourth Hearing)

HB 351 TERMINATE RENTAL AGREEMENTS (Sobecki, L) - To allow a tenant to terminate a rental agreement if the tenant is a victim of a specified crime.

**Current Status: 2/11/2020 - House Civil Justice, (First Hearing)**

HB 356 CLEVELAND HOUSING COURT JURISDICTION (Patton, T) - To grant the Cleveland Housing Court jurisdiction in any review or appeal of a final order of an administrative body that relates to a local building, health, or safety code.

Current Status: 1/21/2020 - BILL AMENDED, House Civil Justice, (Fifth Hearing)

**\*HB 357 was amended into HB 356 on 1/21/2020.**

HB 357 CLEVELAND MUNICIPAL COURT JURISDICTION (Patton, T) - To grant the Housing Division of the Cleveland Municipal Court concurrent jurisdiction with the Court of Common Pleas in criminal cases related to environmental pollution.

Current Status: 1/21/2020 - House Civil Justice, (Fifth Hearing)

HB 369 SEXUAL, GENDER DISCRIMINATION (Hillyer, Skindell) - To enact the Ohio Fairness Act to prohibit discrimination on the basis of sexual orientation or gender identity or expression, to add mediation as an informal method that the Ohio Civil Rights Commission may use, and to uphold existing religious exemptions under Ohio's Civil Rights Law.

Current Status: 2/4/2020 - House Civil Justice, (Second Hearing)

HB 391 STATE MINIMUM WAGE INCREASE (Smith, Sobecki) - To increase the state minimum wage to ten dollars and fifty-five cents per hour beginning January 1, 2021.

Current Status: 11/12/2019 - Referred to Committee House Commerce and Labor

HB 449 REAL ESTATE TRANSFER TAX (Green, Skindell) - To apply the real estate transfer tax to transfers of a controlling interest in a pass-through entity that, directly or indirectly, owns real estate.

Current Status: 1/28/2020 - Referred to Committee House Ways and Means

HB 517 RULE REVIEW EXEMPTION - BUILDING, FIRE CODES (Sweeney, B) - To explicitly exempt building and fire codes from certain rule review requirements.

**Current Status: 03/10/2020 Referred to State and Local Government Committee**

HB 562 PROHIBIT EVICTION, FORECLOSURE DURING COVID-19 (Leland, Crossman) - To prohibit foreclosure activity and the eviction of residential and commercial tenants during the state of emergency declared regarding COVID-19, to refer such proceedings caused by the state of emergency to mediation, and to declare an emergency.

**Current Status: 03/23/2020 Introduced**

HB 564 PREVENT UTILITY DISRUPTION DURING COVID-19 (Leland, D) - To prevent the disruption of utility service during the state of emergency declared regarding COVID-19 and to declare an emergency.

**Current Status: 03/23/2020 Introduced**

HB 578 HOMELESS SHELTERS, RENT ASSISTANCE (Smith, K) - To make an appropriation to support homeless shelters in the state and to provide emergency rental assistance in response to the COVID-19 pandemic, and to declare an emergency.

**Current Status: 03/23/2020 Introduced**

Senate

SB11 PROHIBIT DISCRIMINATION-SEXUAL ORIENTATION, GENDER IDENTITY (ANTONIO N) To enact the Ohio Fairness Act to prohibit discrimination on the basis of sexual orientation or gender identity or expression, to add mediation as an informal method that the Ohio Civil Rights Commission may use, and to uphold existing religious exemptions under Ohio's Civil Rights Law.

Current Status: 5/22/2019 - Senate Judiciary, (Third Hearing)

SB36 FEDERALLY SUBSIDIZED RENTAL PROPERTY VALUATION (HUFFMAN M) To prescribe how federally subsidized residential rental property must be valued for property tax purposes.

Current Status: 4/2/2019 - Senate Ways and Means, (Third Hearing)

SB 86 UTILITY SERVICE RESELLERS (MAHARATH T) To regulate certain resellers of utility service.

Current Status: 12/10/2019 - Senate Energy and Public Utilities, (Third Hearing)

SB 91 FAMILY AND MEDICAL LEAVE (MAHARATH T) To establish family and medical leave insurance benefits.

Current Status: 9/25/2019 - Senate Insurance and Financial Institutions, (First Hearing)

SB 96 CLEVELAND HOUSING COURT (DOLAN M, YUKO K) To grant the Cleveland Housing Court jurisdiction in any review or appeal of a final order of an administrative body that relates to a local building, health, or safety code.

Current Status: 11/6/2019 - Senate Judiciary, (Third Hearing)

\* SB 96 has been consolidated into SB 103.

SB 103 GRANT CONCURRENT JURISDICTION-POLLUTION (DOLAN M, YUKO K) To grant the Housing Division of the Cleveland Municipal Court concurrent jurisdiction with the Court of Common Pleas in criminal cases related to environmental pollution.

Current Status: 12/11/2019 - PASSED BY SENATE; Vote 31-0

SB 127 ELEVATOR LAW (Uecker J, Yuko K) To revise the Elevator Law.

Current Status: 5/8/2019 - Senate Transportation, Commerce and Workforce, (First Hearing)

SB 149 EMPLOYEE WAGE HISTORY (MAHARATH T) To prohibit employers from seeking a prospective employee's wage or salary history.

Current Status: 1/29/2020 - Senate Transportation, Commerce and Workforce, (First Hearing)