



WEAVER CUSTOM HOMES

Chairman Schaffer, Vice-Chairman Scherer, Ranking Member Rogers, and members of the House Ways and Means Committee, this testimony is offered in support of House Bill 371. For nearly forty years, Weaver Custom Homes has been a premiere custom homebuilder and developer in Northeast Ohio. Based out of Wooster, founder Ben Weaver bought farmland on the outskirts of small towns and transformed them into thriving communities.

Expanding Wooster and surrounding communities has helped sustain growth in economic activity. The current land tax model imposes additional costs to the consumer when purchasing a developed lot. With construction costs at an all-time high, this unnecessary cost continues to increase the purchasing price of new homes.

House Bill 371 would directly impact overall land costs and would provide a savings to Ohio families and developers when purchasing a lot to build a new home. New development within any city or municipality is a long-term investment for the whole community. If land remains undeveloped, there is no additional tax revenue. However, when land is developed and new homes are built, the community generates additional real estate taxes, income taxes, and dollars spent throughout the community by new homeowners. This creates unending revenue for the community.

Attached are two exhibits, the first demonstrates the cost difference between the current tax model in comparison to the new tax model should House Bill 371 be enacted. The second demonstrates the National Association of Home Builder's (NAHB) research of the cost difference between new and existing homes over the last 27 years. The NAHB's data estimates that 25% of the cost of new homes is due to government regulations and requirements.

I urge your support for this common sense legislation that will help jumpstart residential development across the state. I welcome any questions the committee may have at this time.