The bill has no direct fiscal effect on the state or political subdivisions. It establishes immunity from civil liability for a property owner who is a bona fide prospective purchaser. The established immunity pertains to civil actions brought by the state for performing investigational and remedial activities to address a release or threatened release of hazardous substances. The bill is unlikely to decrease the number of civil actions filed or recoveries made by the Ohio Environmental Protection Agency although the subject of the action may change, for example from the current property owner to a previous owner or previous polluting owner.