

**As Reported by the House Government Accountability and Oversight  
Committee**

**132nd General Assembly**

**Regular Session  
2017-2018**

**Am. H. B. No. 361**

**Representative Greenspan**

**Cosponsors: Representatives Seitz, Blessing**

---

**A BILL**

To amend section 5715.19 of the Revised Code to 1  
increase the time within which boards of 2  
revision must decide property tax complaints. 3

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

**Section 1.** That section 5715.19 of the Revised Code be 4  
amended to read as follows: 5

**Sec. 5715.19.** (A) As used in this section, "member" has 6  
the same meaning as in section 1705.01 of the Revised Code. 7

(1) Subject to division (A)(2) of this section, a 8  
complaint against any of the following determinations for the 9  
current tax year shall be filed with the county auditor on or 10  
before the thirty-first day of March of the ensuing tax year or 11  
the date of closing of the collection for the first half of real 12  
and public utility property taxes for the current tax year, 13  
whichever is later: 14

(a) Any classification made under section 5713.041 of the 15  
Revised Code; 16

(b) Any determination made under section 5713.32 or	17
5713.35 of the Revised Code;	18
(c) Any recoupment charge levied under section 5713.35 of	19
the Revised Code;	20
(d) The determination of the total valuation or assessment	21
of any parcel that appears on the tax list, except parcels	22
assessed by the tax commissioner pursuant to section 5727.06 of	23
the Revised Code;	24
(e) The determination of the total valuation of any parcel	25
that appears on the agricultural land tax list, except parcels	26
assessed by the tax commissioner pursuant to section 5727.06 of	27
the Revised Code;	28
(f) Any determination made under division (A) of section	29
319.302 of the Revised Code.	30
If such a complaint is filed by mail or certified mail,	31
the date of the United States postmark placed on the envelope or	32
sender's receipt by the postal service shall be treated as the	33
date of filing. A private meter postmark on an envelope is not a	34
valid postmark for purposes of establishing the filing date.	35
Any person owning taxable real property in the county or	36
in a taxing district with territory in the county; such a	37
person's spouse; an individual who is retained by such a person	38
and who holds a designation from a professional assessment	39
organization, such as the institute for professionals in	40
taxation, the national council of property taxation, or the	41
international association of assessing officers; a public	42
accountant who holds a permit under section 4701.10 of the	43
Revised Code, a general or residential real estate appraiser	44
licensed or certified under Chapter 4763. of the Revised Code,	45

or a real estate broker licensed under Chapter 4735. of the 46  
Revised Code, who is retained by such a person; if the person is 47  
a firm, company, association, partnership, limited liability 48  
company, or corporation, an officer, a salaried employee, a 49  
partner, or a member of that person; if the person is a trust, a 50  
trustee of the trust; the board of county commissioners; the 51  
prosecuting attorney or treasurer of the county; the board of 52  
township trustees of any township with territory within the 53  
county; the board of education of any school district with any 54  
territory in the county; or the mayor or legislative authority 55  
of any municipal corporation with any territory in the county 56  
may file such a complaint regarding any such determination 57  
affecting any real property in the county, except that a person 58  
owning taxable real property in another county may file such a 59  
complaint only with regard to any such determination affecting 60  
real property in the county that is located in the same taxing 61  
district as that person's real property is located. The county 62  
auditor shall present to the county board of revision all 63  
complaints filed with the auditor. 64

(2) As used in division (A) (2) of this section, "interim 65  
period" means, for each county, the tax year to which section 66  
5715.24 of the Revised Code applies and each subsequent tax year 67  
until the tax year in which that section applies again. 68

No person, board, or officer shall file a complaint 69  
against the valuation or assessment of any parcel that appears 70  
on the tax list if it filed a complaint against the valuation or 71  
assessment of that parcel for any prior tax year in the same 72  
interim period, unless the person, board, or officer alleges 73  
that the valuation or assessment should be changed due to one or 74  
more of the following circumstances that occurred after the tax 75  
lien date for the tax year for which the prior complaint was 76

filed and that the circumstances were not taken into	77
consideration with respect to the prior complaint:	78
(a) The property was sold in an arm's length transaction,	79
as described in section 5713.03 of the Revised Code;	80
(b) The property lost value due to some casualty;	81
(c) Substantial improvement was added to the property;	82
(d) An increase or decrease of at least fifteen per cent	83
in the property's occupancy has had a substantial economic	84
impact on the property.	85
(3) If a county board of revision, the board of tax	86
appeals, or any court dismisses a complaint filed under this	87
section or section 5715.13 of the Revised Code for the reason	88
that the act of filing the complaint was the unauthorized	89
practice of law or the person filing the complaint was engaged	90
in the unauthorized practice of law, the party affected by a	91
decrease in valuation or the party's agent, or the person owning	92
taxable real property in the county or in a taxing district with	93
territory in the county, may refile the complaint,	94
notwithstanding division (A) (2) of this section.	95
(4) Notwithstanding division (A) (2) of this section, a	96
person, board, or officer may file a complaint against the	97
valuation or assessment of any parcel that appears on the tax	98
list if it filed a complaint against the valuation or assessment	99
of that parcel for any prior tax year in the same interim period	100
if the person, board, or officer withdrew the complaint before	101
the complaint was heard by the board.	102
(B) Within thirty days after the last date such complaints	103
may be filed, the auditor shall give notice of each complaint in	104
which the stated amount of overvaluation, undervaluation,	105

discriminatory valuation, illegal valuation, or incorrect 106  
determination is at least seventeen thousand five hundred 107  
dollars to each property owner whose property is the subject of 108  
the complaint, if the complaint was not filed by the owner or 109  
the owner's spouse, and to each board of education whose school 110  
district may be affected by the complaint. Within thirty days 111  
after receiving such notice, a board of education; a property 112  
owner; the owner's spouse; an individual who is retained by such 113  
an owner and who holds a designation from a professional 114  
assessment organization, such as the institute for professionals 115  
in taxation, the national council of property taxation, or the 116  
international association of assessing officers; a public 117  
accountant who holds a permit under section 4701.10 of the 118  
Revised Code, a general or residential real estate appraiser 119  
licensed or certified under Chapter 4763. of the Revised Code, 120  
or a real estate broker licensed under Chapter 4735. of the 121  
Revised Code, who is retained by such a person; or, if the 122  
property owner is a firm, company, association, partnership, 123  
limited liability company, corporation, or trust, an officer, a 124  
salaried employee, a partner, a member, or trustee of that 125  
property owner, may file a complaint in support of or objecting 126  
to the amount of alleged overvaluation, undervaluation, 127  
discriminatory valuation, illegal valuation, or incorrect 128  
determination stated in a previously filed complaint or 129  
objecting to the current valuation. Upon the filing of a 130  
complaint under this division, the board of education or the 131  
property owner shall be made a party to the action. 132

(C) Each board of revision shall notify any complainant 133  
and also the property owner, if the property owner's address is 134  
known, when a complaint is filed by one other than the property 135  
owner, by certified mail, not less than ten days prior to the 136

hearing, of the time and place the same will be heard. The board 137  
of revision shall hear and render its decision on a complaint 138  
within ~~ninety one hundred eighty~~ days after the ~~filing thereof~~ 139  
last day a complaint may be filed with the board under division 140  
(A) (1) of this section or, except that if a complaint is filed 141  
within thirty days after receiving notice from the auditor as 142  
provided in division (B) of this section, ~~the board shall hear~~ 143  
~~and render its decision~~ within ~~ninety one hundred eighty~~ days 144  
after such filing. 145

(D) The determination of any such complaint shall relate 146  
back to the date when the lien for taxes or recoupment charges 147  
for the current year attached or the date as of which liability 148  
for such year was determined. Liability for taxes and recoupment 149  
charges for such year and each succeeding year until the 150  
complaint is finally determined and for any penalty and interest 151  
for nonpayment thereof within the time required by law shall be 152  
based upon the determination, valuation, or assessment as 153  
finally determined. Each complaint shall state the amount of 154  
overvaluation, undervaluation, discriminatory valuation, illegal 155  
valuation, or incorrect classification or determination upon 156  
which the complaint is based. The treasurer shall accept any 157  
amount tendered as taxes or recoupment charge upon property 158  
concerning which a complaint is then pending, computed upon the 159  
claimed valuation as set forth in the complaint. If a complaint 160  
filed under this section for the current year is not determined 161  
by the board within the time prescribed for such determination, 162  
the complaint and any proceedings in relation thereto shall be 163  
continued by the board as a valid complaint for any ensuing year 164  
until such complaint is finally determined by the board or upon 165  
any appeal from a decision of the board. In such case, the 166  
original complaint shall continue in effect without further 167

filing by the original taxpayer, the original taxpayer's 168  
assignee, or any other person or entity authorized to file a 169  
complaint under this section. 170

(E) If a taxpayer files a complaint as to the 171  
classification, valuation, assessment, or any determination 172  
affecting the taxpayer's own property and tenders less than the 173  
full amount of taxes or recoupment charges as finally 174  
determined, an interest charge shall accrue as follows: 175

(1) If the amount finally determined is less than the 176  
amount billed but more than the amount tendered, the taxpayer 177  
shall pay interest at the rate per annum prescribed by section 178  
5703.47 of the Revised Code, computed from the date that the 179  
taxes were due on the difference between the amount finally 180  
determined and the amount tendered. This interest charge shall 181  
be in lieu of any penalty or interest charge under section 182  
323.121 of the Revised Code unless the taxpayer failed to file a 183  
complaint and tender an amount as taxes or recoupment charges 184  
within the time required by this section, in which case section 185  
323.121 of the Revised Code applies. 186

(2) If the amount of taxes finally determined is equal to 187  
or greater than the amount billed and more than the amount 188  
tendered, the taxpayer shall pay interest at the rate prescribed 189  
by section 5703.47 of the Revised Code from the date the taxes 190  
were due on the difference between the amount finally determined 191  
and the amount tendered, such interest to be in lieu of any 192  
interest charge but in addition to any penalty prescribed by 193  
section 323.121 of the Revised Code. 194

(F) Upon request of a complainant, the tax commissioner 195  
shall determine the common level of assessment of real property 196  
in the county for the year stated in the request that is not 197

valued under section 5713.31 of the Revised Code, which common 198  
level of assessment shall be expressed as a percentage of true 199  
value and the common level of assessment of lands valued under 200  
such section, which common level of assessment shall also be 201  
expressed as a percentage of the current agricultural use value 202  
of such lands. Such determination shall be made on the basis of 203  
the most recent available sales ratio studies of the 204  
commissioner and such other factual data as the commissioner 205  
deems pertinent. 206

(G) A complainant shall provide to the board of revision 207  
all information or evidence within the complainant's knowledge 208  
or possession that affects the real property that is the subject 209  
of the complaint. A complainant who fails to provide such 210  
information or evidence is precluded from introducing it on 211  
appeal to the board of tax appeals or the court of common pleas, 212  
except that the board of tax appeals or court may admit and 213  
consider the evidence if the complainant shows good cause for 214  
the complainant's failure to provide the information or evidence 215  
to the board of revision. 216

(H) In case of the pendency of any proceeding in court 217  
based upon an alleged excessive, discriminatory, or illegal 218  
valuation or incorrect classification or determination, the 219  
taxpayer may tender to the treasurer an amount as taxes upon 220  
property computed upon the claimed valuation as set forth in the 221  
complaint to the court. The treasurer may accept the tender. If 222  
the tender is not accepted, no penalty shall be assessed because 223  
of the nonpayment of the full taxes assessed. 224

**Section 2.** That existing section 5715.19 of the Revised 225  
Code is hereby repealed. 226

**Section 3.** The amendment by this act of section 5715.19 of 227



the Revised Code applies to complaints filed under that section 228  
on or after the effective date of this act. 229