

As Introduced

132nd General Assembly

Regular Session

2017-2018

H. B. No. 586

Representatives Cera, Rogers

**Cosponsors: Representatives Antonio, Sykes, Celebrezze, O'Brien, Holmes, Kelly,
Lepore-Hagan, Ingram, West**

A BILL

To amend sections 323.151, 323.152, 323.153, 1
323.157, 4503.064, 4503.065, and 4503.066 of the 2
Revised Code to remove the income limit that 3
restricts eligibility for the homestead 4
exemption and to increase the exemption amount 5
from \$25,000 to \$30,000. 6

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

Section 1. That sections 323.151, 323.152, 323.153, 7
323.157, 4503.064, 4503.065, and 4503.066 of the Revised Code be 8
amended to read as follows: 9

Sec. 323.151. As used in sections 323.151 to 323.159 of 10
the Revised Code: 11

(A) (1) "Homestead" means either of the following: 12

(a) A dwelling, including a unit in a multiple-unit 13
dwelling and a manufactured home or mobile home taxed as real 14
property pursuant to division (B) of section 4503.06 of the 15
Revised Code, owned and occupied as a home by an individual 16
whose domicile is in this state and who has not acquired 17

ownership from a person, other than the individual's spouse, 18
related by consanguinity or affinity for the purpose of 19
qualifying for the real property tax reduction provided in 20
section 323.152 of the Revised Code. 21

(b) A unit in a housing cooperative that is occupied as a 22
home, but not owned, by an individual whose domicile is in this 23
state. 24

(2) The homestead shall include so much of the land 25
surrounding it, not exceeding one acre, as is reasonably 26
necessary for the use of the dwelling or unit as a home. An 27
owner includes a holder of one of the several estates in fee, a 28
vendee in possession under a purchase agreement or a land 29
contract, a mortgagor, a life tenant, one or more tenants with a 30
right of survivorship, tenants in common, and a settlor of a 31
revocable or irrevocable inter vivos trust holding the title to 32
a homestead occupied by the settlor as of right under the trust. 33
The tax commissioner shall adopt rules for the uniform 34
classification and valuation of real property or portions of 35
real property as homesteads. 36

(B) "Sixty-five years of age or older" means a person who 37
has attained age sixty-four prior to the first day of January of 38
the year of application for reduction in real estate taxes. 39

~~(C) "Total income" means Ohio adjusted gross income of the 40
owner and the owner's spouse for the year preceding the year in 41
which application for a reduction in taxes is made, as 42
determined under division (A) of section 5747.01 of the Revised 43
Code. 44~~

~~(D)~~ "Permanently and totally disabled" means that a person 45
other than a disabled veteran has, on the first day of January 46

of the year of application for reduction in real estate taxes, 47
some impairment in body or mind that makes the person unable to 48
work at any substantially remunerative employment that the 49
person is reasonably able to perform and that will, with 50
reasonable probability, continue for an indefinite period of at 51
least twelve months without any present indication of recovery 52
therefrom or has been certified as permanently and totally 53
disabled by a state or federal agency having the function of so 54
classifying persons. 55

~~(E)~~ (D) "Housing cooperative" means a housing complex of 56
at least two units that is owned and operated by a nonprofit 57
corporation that issues a share of the corporation's stock to an 58
individual, entitling the individual to live in a unit of the 59
complex, and collects a monthly maintenance fee from the 60
individual to maintain, operate, and pay the taxes of the 61
complex. 62

~~(F)~~ (E) "Disabled veteran" means a person who is a veteran 63
of the armed forces of the United States, including reserve 64
components thereof, or of the national guard, who has been 65
discharged or released from active duty in the armed forces 66
under honorable conditions, and who has received a total 67
disability rating or a total disability rating for compensation 68
based on individual unemployability for a service-connected 69
disability or combination of service-connected disabilities as 70
prescribed in Title 38, Part 4 of the Code of Federal 71
Regulations, as amended. 72

Sec. 323.152. In addition to the reduction in taxes 73
required under section 319.302 of the Revised Code, taxes shall 74
be reduced as provided in divisions (A) and (B) of this section. 75

(A) (1) (a) Division (A) (1) of this section applies to any 76

of the following persons: 77

- (i) A person who is permanently and totally disabled; 78
- (ii) A person who is sixty-five years of age or older; 79
- (iii) A person who is the surviving spouse of a deceased 80
person who was permanently and totally disabled or sixty-five 81
years of age or older and who applied and qualified for a 82
reduction in taxes under this division in the year of death, 83
provided the surviving spouse is at least fifty-nine but not 84
sixty-five or more years of age on the date the deceased spouse 85
dies. 86

(b) Real property taxes on a homestead owned and occupied, 87
or a homestead in a housing cooperative occupied, by a person to 88
whom division (A) (1) of this section applies shall be reduced 89
for each year for which an application for the reduction has 90
been approved. ~~The~~ Except as provided in division (A) (1) (c) of 91
this section, the reduction shall equal ~~one of the following~~ 92
~~amounts, as applicable to the person:~~ 93

- ~~(i) If the person received a reduction under division (A)~~ 94
~~(1) of this section for tax year 2006, the greater of the~~ 95
~~reduction for that tax year or the amount computed under~~ 96
~~division (A) (1) (c) of this section;~~ 97
- ~~(ii) If the person received, for any homestead, a~~ 98
~~reduction under division (A) (1) of this section for tax year~~ 99
~~2013 or under division (A) of section 4503.065 of the Revised~~ 100
~~Code for tax year 2014 or the person is the surviving spouse of~~ 101
~~such a person and the surviving spouse is at least fifty nine~~ 102
~~years of age on the date the deceased spouse dies, the amount~~ 103
~~computed under division (A) (1) (c) of this section. For purposes~~ 104
~~of divisions (A) (1) (b) (ii) and (iii) of this section, a person~~ 105

~~receives a reduction under division (A)(1) of this section or
under division (A) of section 4503.065 of the Revised Code for
tax year 2013 or 2014, respectively, if the person files a late
application for that respective tax year that is approved by the
county auditor under section 323.153 or 4503.066 of the Revised
Code.~~

~~(iii) If the person is not described in division (A)(1)(b)
(i) or (ii) of this section and the person's total income does
not exceed thirty thousand dollars, as adjusted under division
(A)(1)(d) of this section, the amount computed under division
(A)(1)(c) of this section.~~

~~(c) The amount of the reduction under division (A)(1)(c)
of this section equals the product of the following:~~

~~(i) Twenty five Thirty thousand dollars of the true value
of the property in money;~~

~~(ii) The assessment percentage established by the tax
commissioner under division (B) of section 5715.01 of the
Revised Code, not to exceed thirty-five per cent;~~

~~(iii) The effective tax rate used to calculate the taxes
charged against the property for the current year, where
"effective tax rate" is defined as in section 323.08 of the
Revised Code;~~

~~(iv) The quantity equal to one minus the sum of the
percentage reductions in taxes received by the property for the
current tax year under section 319.302 of the Revised Code and
division (B) of section 323.152 of the Revised Code.~~

~~(d) Each calendar year, the tax commissioner shall adjust
the total income threshold described in division (A)(1)(b)(iii)
of this section by completing the following calculations in~~

September of each year;	135
(i) Determine the percentage increase in the gross domestic product deflator determined by the bureau of economic analysis of the United States department of commerce from the first day of January of the preceding calendar year to the last day of December of the preceding calendar year;	136 137 138 139 140
(ii) Multiply that percentage increase by the total income threshold for the current tax year;	141 142
(iii) Add the resulting product to the total income threshold for the current tax year;	143 144
(iv) Round the resulting sum to the nearest multiple of one hundred dollars.	145 146
The commissioner shall certify the amount resulting from the adjustment to each county auditor not later than the first day of December each year. The certified amount applies to the following tax year for persons described in division (A) (1) (b) (iii) of this section. The commissioner shall not make the adjustment in any calendar year in which the amount resulting from the adjustment would be less than the total income threshold for the current tax year.	147 148 149 150 151 152 153
<u>(c) If the person received a reduction under division (A) (1) of this section for tax year 2006, the reduction shall equal the greater of the reduction for that tax year or the amount computed under division (A) (1) (b) of this section.</u>	154 155 156 157 158
(2) Real property taxes on a homestead owned and occupied, or a homestead in a housing cooperative occupied, by a disabled veteran shall be reduced for each year for which an application for the reduction has been approved. The reduction shall equal the product obtained by multiplying fifty thousand dollars of	159 160 161 162 163

the true value of the property in money by the amounts described 164
in divisions (A) (1) ~~(e)~~ (b) (ii) to (iv) of this section. The 165
reduction is in lieu of any reduction under section 323.158 of 166
the Revised Code or division (A) (1) of this section. The 167
reduction applies to only one homestead owned and occupied by a 168
disabled veteran. 169

If a homestead qualifies for a reduction in taxes under 170
division (A) (2) of this section for the year in which the 171
disabled veteran dies, and the disabled veteran is survived by a 172
spouse who occupied the homestead when the disabled veteran died 173
and who acquires ownership of the homestead or, in the case of a 174
homestead that is a unit in a housing cooperative, continues to 175
occupy the homestead, the reduction shall continue through the 176
year in which the surviving spouse dies or remarries. 177

(B) To provide a partial exemption, real property taxes on 178
any homestead, and manufactured home taxes on any manufactured 179
or mobile home on which a manufactured home tax is assessed 180
pursuant to division (D) (2) of section 4503.06 of the Revised 181
Code, shall be reduced for each year for which an application 182
for the reduction has been approved. The amount of the reduction 183
shall equal two and one-half per cent of the amount of taxes to 184
be levied by qualifying levies on the homestead or the 185
manufactured or mobile home after applying section 319.301 of 186
the Revised Code. For the purposes of this division, "qualifying 187
levy" has the same meaning as in section 319.302 of the Revised 188
Code. 189

(C) The reductions granted by this section do not apply to 190
special assessments or respread of assessments levied against 191
the homestead, and if there is a transfer of ownership 192
subsequent to the filing of an application for a reduction in 193

taxes, such reductions are not forfeited for such year by virtue 194
of such transfer. 195

(D) The reductions in taxable value referred to in this 196
section shall be applied solely as a factor for the purpose of 197
computing the reduction of taxes under this section and shall 198
not affect the total value of property in any subdivision or 199
taxing district as listed and assessed for taxation on the tax 200
lists and duplicates, or any direct or indirect limitations on 201
indebtedness of a subdivision or taxing district. If after 202
application of sections 5705.31 and 5705.32 of the Revised Code, 203
including the allocation of all levies within the ten-mill 204
limitation to debt charges to the extent therein provided, there 205
would be insufficient funds for payment of debt charges not 206
provided for by levies in excess of the ten-mill limitation, the 207
reduction of taxes provided for in sections 323.151 to 323.159 208
of the Revised Code shall be proportionately adjusted to the 209
extent necessary to provide such funds from levies within the 210
ten-mill limitation. 211

(E) No reduction shall be made on the taxes due on the 212
homestead of any person convicted of violating division (D) or 213
(E) of section 323.153 of the Revised Code for a period of three 214
years following the conviction. 215

Sec. 323.153. (A) To obtain a reduction in real property 216
taxes under division (A) or (B) of section 323.152 of the 217
Revised Code or in manufactured home taxes under division (B) of 218
section 323.152 of the Revised Code, the owner shall file an 219
application with the county auditor of the county in which the 220
owner's homestead is located. 221

To obtain a reduction in real property taxes under 222
division (A) of section 323.152 of the Revised Code, the 223

occupant of a homestead in a housing cooperative shall file an 224
application with the nonprofit corporation that owns and 225
operates the housing cooperative, in accordance with this 226
paragraph. Not later than the first day of March each year, the 227
corporation shall obtain applications from the county auditor's 228
office and provide one to each new occupant. Not later than the 229
first day of May, any occupant who may be eligible for a 230
reduction in taxes under division (A) of section 323.152 of the 231
Revised Code shall submit the completed application to the 232
corporation. Not later than the fifteenth day of May, the 233
corporation shall file all completed applications, and the 234
information required by division (B) of section 323.159 of the 235
Revised Code, with the county auditor of the county in which the 236
occupants' homesteads are located. Continuing applications shall 237
be furnished to an occupant in the manner provided in division 238
(C) (4) of this section. 239

(1) An application for reduction based upon a physical 240
disability shall be accompanied by a certificate signed by a 241
physician, and an application for reduction based upon a mental 242
disability shall be accompanied by a certificate signed by a 243
physician or psychologist licensed to practice in this state, 244
attesting to the fact that the applicant is permanently and 245
totally disabled. The certificate shall be in a form that the 246
tax commissioner requires and shall include the definition of 247
permanently and totally disabled as set forth in section 323.151 248
of the Revised Code. An application for reduction based upon a 249
disability certified as permanent and total by a state or 250
federal agency having the function of so classifying persons 251
shall be accompanied by a certificate from that agency. An 252
application by a disabled veteran for the reduction under 253
division (A) (2) of section 323.152 of the Revised Code shall be 254

accompanied by a letter or other written confirmation from the 255
United States department of veterans affairs, or its predecessor 256
or successor agency, showing that the veteran qualifies as a 257
disabled veteran. 258

An application for a reduction under division (A) of 259
section 323.152 of the Revised Code constitutes a continuing 260
application for a reduction in taxes for each year in which the 261
dwelling is the applicant's homestead. 262

(2) An application for a reduction in taxes under division 263
(B) of section 323.152 of the Revised Code shall be filed only 264
if the homestead or manufactured or mobile home was transferred 265
in the preceding year or did not qualify for and receive the 266
reduction in taxes under that division for the preceding tax 267
year. The application for homesteads transferred in the 268
preceding year shall be incorporated into any form used by the 269
county auditor to administer the tax law in respect to the 270
conveyance of real property pursuant to section 319.20 of the 271
Revised Code or of used manufactured homes or used mobile homes 272
as defined in section 5739.0210 of the Revised Code. The owner 273
of a manufactured or mobile home who has elected under division 274
(D) (4) of section 4503.06 of the Revised Code to be taxed under 275
division (D) (2) of that section for the ensuing year may file 276
the application at the time of making that election. The 277
application shall contain a statement that failure by the 278
applicant to affirm on the application that the dwelling on the 279
property conveyed is the applicant's homestead prohibits the 280
owner from receiving the reduction in taxes until a proper 281
application is filed within the period prescribed by division 282
(A) (3) of this section. Such an application constitutes a 283
continuing application for a reduction in taxes for each year in 284
which the dwelling is the applicant's homestead. 285

(3) Failure to receive a new application filed under 286
division (A)(1) or (2) or notification under division (C) of 287
this section after an application for reduction has been 288
approved is prima-facie evidence that the original applicant is 289
entitled to the reduction in taxes calculated on the basis of 290
the information contained in the original application. The 291
original application and any subsequent application, including 292
any late application, shall be in the form of a signed statement 293
and shall be filed on or before the thirty-first day of December 294
of the year for which the reduction is sought. The original 295
application and any subsequent application for a reduction in 296
manufactured home taxes shall be filed in the year preceding the 297
year for which the reduction is sought. The statement shall be 298
on a form, devised and supplied by the tax commissioner, which 299
shall require no more information than is necessary to establish 300
the applicant's eligibility for the reduction in taxes and the 301
amount of the reduction, and, except for homesteads that are 302
units in a housing cooperative, shall include an affirmation by 303
the applicant that ownership of the homestead was not acquired 304
from a person, other than the applicant's spouse, related to the 305
owner by consanguinity or affinity for the purpose of qualifying 306
for the real property or manufactured home tax reduction 307
provided for in division (A) or (B) of section 323.152 of the 308
Revised Code. The form shall contain a statement that conviction 309
of willfully falsifying information to obtain a reduction in 310
taxes or failing to comply with division (C) of this section 311
results in the revocation of the right to the reduction for a 312
period of three years. ~~In the case of an application for a~~ 313
~~reduction in taxes for persons described in division (A)(1)(b)~~ 314
~~(iii) of section 323.152 of the Revised Code, the form shall~~ 315
~~contain a statement that signing the application constitutes a~~ 316
~~delegation of authority by the applicant to the tax commissioner~~ 317

~~or the county auditor, individually or in consultation with each other, to examine any tax or financial records relating to the income of the applicant as stated on the application for the purpose of determining eligibility for the exemption or a possible violation of division (D) or (E) of this section.~~

(B) A late application for a tax reduction for the year preceding the year in which an original application is filed, or for a reduction in manufactured home taxes for the year in which an original application is filed, may be filed with the original application. If the county auditor determines the information contained in the late application is correct, the auditor shall determine the amount of the reduction in taxes to which the applicant would have been entitled for the preceding tax year had the applicant's application been timely filed and approved in that year.

The amount of such reduction shall be treated by the auditor as an overpayment of taxes by the applicant and shall be refunded in the manner prescribed in section 5715.22 of the Revised Code for making refunds of overpayments. The county auditor shall certify the total amount of the reductions in taxes made in the current year under this division to the tax commissioner, who shall treat the full amount thereof as a reduction in taxes for the preceding tax year and shall make reimbursement to the county therefor in the manner prescribed by section 323.156 of the Revised Code, from money appropriated for that purpose.

(C) (1) If, in any year after an application has been filed under division (A) (1) or (2) of this section, the owner does not qualify for a reduction in taxes on the homestead or on the manufactured or mobile home set forth on such application, the

owner shall notify the county auditor that the owner is not 348
qualified for a reduction in taxes. 349

(2) If, in any year after an application has been filed 350
under division (A)(1) of this section, the occupant of a 351
homestead in a housing cooperative does not qualify for a 352
reduction in taxes on the homestead, the occupant shall notify 353
the county auditor that the occupant is not qualified for a 354
reduction in taxes or file a new application under division (A) 355
(1) of this section. 356

(3) If the county auditor or county treasurer discovers 357
that the owner of property not entitled to the reduction in 358
taxes under division (B) of section 323.152 of the Revised Code 359
failed to notify the county auditor as required by division (C) 360
(1) of this section, a charge shall be imposed against the 361
property in the amount by which taxes were reduced under that 362
division for each tax year the county auditor ascertains that 363
the property was not entitled to the reduction and was owned by 364
the current owner. Interest shall accrue in the manner 365
prescribed by division (B) of section 323.121 or division (G)(2) 366
of section 4503.06 of the Revised Code on the amount by which 367
taxes were reduced for each such tax year as if the reduction 368
became delinquent taxes at the close of the last day the second 369
installment of taxes for that tax year could be paid without 370
penalty. The county auditor shall notify the owner, by ordinary 371
mail, of the charge, of the owner's right to appeal the charge, 372
and of the manner in which the owner may appeal. The owner may 373
appeal the imposition of the charge and interest by filing an 374
appeal with the county board of revision not later than the last 375
day prescribed for payment of real and public utility property 376
taxes under section 323.12 of the Revised Code following receipt 377
of the notice and occurring at least ninety days after receipt 378

of the notice. The appeal shall be treated in the same manner as 379
a complaint relating to the valuation or assessment of real 380
property under Chapter 5715. of the Revised Code. The charge and 381
any interest shall be collected as other delinquent taxes. 382

(4) Each year during January, the county auditor shall 383
furnish by ordinary mail a continuing application to each person 384
receiving a reduction under division (A) of section 323.152 of 385
the Revised Code. The continuing application shall be used to 386
report changes in ~~total income,~~ ownership, occupancy, 387
disability, and other information earlier furnished the auditor 388
relative to the reduction in taxes on the property. The 389
continuing application shall be returned to the auditor not 390
later than the thirty-first day of December; provided, that if 391
such changes do not affect the status of the homestead exemption 392
or the amount of the reduction to which the owner is entitled 393
under division (A) of section 323.152 of the Revised Code or to 394
which the occupant is entitled under section 323.159 of the 395
Revised Code, the application does not need to be returned. 396

(5) Each year during February, the county auditor, except 397
as otherwise provided in this paragraph, shall furnish by 398
ordinary mail an original application to the owner, as of the 399
first day of January of that year, of a homestead or a 400
manufactured or mobile home that transferred during the 401
preceding calendar year and that qualified for and received a 402
reduction in taxes under division (B) of section 323.152 of the 403
Revised Code for the preceding tax year. In order to receive the 404
reduction under that division, the owner shall file the 405
application with the county auditor not later than the thirty- 406
first day of December. If the application is not timely filed, 407
the auditor shall not grant a reduction in taxes for the 408
homestead for the current year, and shall notify the owner that 409

the reduction in taxes has not been granted, in the same manner 410
prescribed under section 323.154 of the Revised Code for 411
notification of denial of an application. Failure of an owner to 412
receive an application does not excuse the failure of the owner 413
to file an original application. The county auditor is not 414
required to furnish an application under this paragraph for any 415
homestead for which application has previously been made on a 416
form incorporated into any form used by the county auditor to 417
administer the tax law in respect to the conveyance of real 418
property or of used manufactured homes or used mobile homes, and 419
an owner who previously has applied on such a form is not 420
required to return an application furnished under this 421
paragraph. 422

(D) No person shall knowingly make a false statement for 423
the purpose of obtaining a reduction in the person's real 424
property or manufactured home taxes under section 323.152 of the 425
Revised Code. 426

(E) No person shall knowingly fail to notify the county 427
auditor of changes required by division (C) of this section that 428
have the effect of maintaining or securing a reduction in taxes 429
under section 323.152 of the Revised Code. 430

(F) No person shall knowingly make a false statement or 431
certification attesting to any person's physical or mental 432
condition for purposes of qualifying such person for tax relief 433
pursuant to sections 323.151 to 323.159 of the Revised Code. 434

Sec. 323.157. Each county treasurer and county auditor 435
shall employ the assistants, clerks, and other employees 436
necessary to carry out the duties imposed by sections 323.151 to 437
323.159 of the Revised Code. The tax commissioner shall 438
promulgate rules necessary to facilitate the reduction of taxes 439

on homesteads, reimbursement by the state, ~~the determination of~~ 440
~~"total income,"~~ and the administration of sections 323.151 to 441
323.159 of the Revised Code. 442

Sec. 4503.064. As used in sections 4503.064 to 4503.069 of 443
the Revised Code: 444

(A) "Sixty-five years of age or older" means a person who 445
will be age sixty-five or older in the calendar year following 446
the year of application for reduction in the assessable value of 447
the person's manufactured or mobile home. 448

(B) "Permanently and totally disabled" means that a person 449
other than a disabled veteran has, on the first day of January 450
of the year of application, including late application, for 451
reduction in the assessable value of a manufactured or mobile 452
home, some impairment in body or mind that makes the person 453
unable to work at any substantially remunerative employment 454
which the person is reasonably able to perform and which will, 455
with reasonable probability, continue for an indefinite period 456
of at least twelve months without any present indication of 457
recovery therefrom or has been certified as permanently and 458
totally disabled by a state or federal agency having the 459
function of so classifying persons. 460

(C) "Homestead exemption" means the reduction in taxes 461
allowed under division (A) of section 323.152 of the Revised 462
Code for the year in which an application is filed under section 463
4503.066 of the Revised Code. 464

(D) "Manufactured home" has the meaning given in division 465
(C) (4) of section 3781.06 of the Revised Code, and includes a 466
structure consisting of two manufactured homes that were 467
purchased either together or separately and are combined to form 468

a single dwelling, but does not include a manufactured home that 469
is taxed as real property pursuant to division (B) of section 470
4503.06 of the Revised Code. 471

(E) "Mobile home" has the meaning given in division (O) of 472
section 4501.01 of the Revised Code and includes a structure 473
consisting of two mobile homes that were purchased together or 474
separately and combined to form a single dwelling, but does not 475
include a mobile home that is taxed as real property pursuant to 476
division (B) of section 4503.06 of the Revised Code. 477

(F) "Late application" means an application filed with an 478
original application under division (A) (3) of section 4503.066 479
of the Revised Code. 480

(G) ~~"Total income" and "disabled-Disabled veteran" have~~ 481
has the same meanings-meaning as in section 323.151 of the 482
Revised Code. 483

Sec. 4503.065. (A) (1) Division (A) of this section applies 484
to any of the following persons: 485

(a) An individual who is permanently and totally disabled; 486

(b) An individual who is sixty-five years of age or older; 487

(c) An individual who is the surviving spouse of a 488
deceased person who was permanently and totally disabled or 489
sixty-five years of age or older and who applied and qualified 490
for a reduction in assessable value under this section in the 491
year of death, provided the surviving spouse is at least fifty- 492
nine but not sixty-five or more years of age on the date the 493
deceased spouse dies. 494

(2) The manufactured home tax on a manufactured or mobile 495
home that is paid pursuant to division (C) of section 4503.06 of 496

the Revised Code and that is owned and occupied as a home by an 497
individual whose domicile is in this state and to whom this 498
section applies, shall be reduced for any tax year for which an 499
application for such reduction has been approved, provided the 500
individual did not acquire ownership from a person, other than 501
the individual's spouse, related by consanguinity or affinity 502
for the purpose of qualifying for the reduction. An owner 503
includes a settlor of a revocable or irrevocable inter vivos 504
trust holding the title to a manufactured or mobile home 505
occupied by the settlor as of right under the trust. 506

(a) For manufactured and mobile homes for which the tax 507
imposed by section 4503.06 of the Revised Code is computed under 508
division (D) (2) of that section, the reduction shall equal ~~one-~~ 509
~~of the following amounts, as applicable to the person:~~ 510

~~(i) If the person received a reduction under this section~~ 511
~~for tax year 2007, the greater of the reduction for that tax-~~ 512
~~year or the amount computed under division (A) (2) (b) of this~~ 513
~~section;~~ 514

~~(ii) If the person received, for any homestead, a~~ 515
~~reduction under division (A) of this section for tax year 2014-~~ 516
~~or under division (A) (1) of section 323.152 of the Revised Code~~ 517
~~for tax year 2013 or the person is the surviving spouse of such-~~ 518
~~a person and the surviving spouse is at least fifty nine years~~ 519
~~of age on the date the deceased spouse dies, the amount computed-~~ 520
~~under division (A) (2) (b) of this section. For purposes of-~~ 521
~~divisions (A) (2) (a) (ii) and (iii) of this section, a person~~ 522
~~receives a reduction under division (A) of this section or~~ 523
~~division (A) (1) of section 323.152 of the Revised Code for tax-~~ 524
~~year 2014 or 2013, respectively, if the person files a late-~~ 525
~~application for that respective tax year that is approved by the-~~ 526

~~county auditor under section 4503.066 or 323.153 of the Revised Code.~~ 527
528

~~(iii) If the person is not described in division (A) (2) (a) (i) or (ii) of this section and the person's total income does not exceed thirty thousand dollars, as adjusted under division (A) (2) (c) of this section, the amount computed under division (A) (2) (b) of this section.~~ 529
530
531
532
533

~~(b) The amount of the reduction under division (A) (2) (b) of this section equals the product of the following, except as provided in division (A) (2) (b) of this section:~~ 534
535
536

~~(i) ~~Twenty-five~~ Thirty thousand dollars of the true value of the property in money;~~ 537
538

~~(ii) The assessment percentage established by the tax commissioner under division (B) of section 5715.01 of the Revised Code, not to exceed thirty-five per cent;~~ 539
540
541

~~(iii) The effective tax rate used to calculate the taxes charged against the property for the current year, where "effective tax rate" is defined as in section 323.08 of the Revised Code;~~ 542
543
544
545

~~(iv) The quantity equal to one minus the sum of the percentage reductions in taxes received by the property for the current tax year under section 319.302 of the Revised Code and division (B) of section 323.152 of the Revised Code.~~ 546
547
548
549

(b) For manufactured and mobile homes for which the tax imposed by section 4503.06 of the Revised Code is computed under division (D) (2) of that section, if the person received a reduction under this section for tax year 2007, the reduction shall equal the greater of the reduction for that year or the amount computed under division (A) (2) (a) of this section. 550
551
552
553
554
555

(c) For manufactured and mobile homes for which the tax 556
imposed by section 4503.06 of the Revised Code is computed under 557
division (D) (1) of that section, the reduction shall equal ~~one~~ 558
~~of the following amounts, as applicable to the person:~~ 559

~~(i) If the person received a reduction under this section 560
for tax year 2007, the greater of the reduction for that tax- 561
year or the amount computed under division (A) (2) (d) of this 562
section;~~ 563

~~(ii) If the person received, for any homestead, a 564
reduction under division (A) of this section for tax year 2014- 565
or under division (A) (1) of section 323.152 of the Revised Code- 566
for tax year 2013 or the person is the surviving spouse of such- 567
a person and the surviving spouse is at least fifty-nine years- 568
of age on the date the deceased spouse dies, the amount computed- 569
under division (A) (2) (d) of this section. For purposes of- 570
divisions (A) (2) (c) (ii) and (iii) of this section, a person- 571
receives a reduction under division (A) of this section or under 572
division (A) (1) of section 323.152 of the Revised Code for tax- 573
year 2014 or 2013, respectively, if the person files a late- 574
application for a refund of overpayments for that respective tax- 575
year that is approved by the county auditor under section- 576
4503.066 of the Revised Code. 577~~

~~(iii) If the person is not described in division (A) (2) (c) 578
(i) or (ii) of this section and the person's total income does 579
not exceed thirty thousand dollars, as adjusted under division- 580
(A) (2) (c) of this section, the amount computed under division- 581
(A) (2) (d) of this section. 582~~

~~(d) The amount of the reduction under division (A) (2) (d)- 583
of this section equals the product of the following, except as 584
provided in division (A) (2) (d) of this section: 585~~

(i) ~~Twenty-five~~ Thirty thousand dollars of the cost to the owner, or the market value at the time of purchase, whichever is greater, as those terms are used in division (D) (1) of section 4503.06 of the Revised Code;

(ii) The percentage from the appropriate schedule in division (D) (1) (b) of section 4503.06 of the Revised Code;

(iii) The assessment percentage of forty per cent used in division (D) (1) (b) of section 4503.06 of the Revised Code;

(iv) The tax rate of the taxing district in which the home has its situs.

~~(e) Each calendar year, the tax commissioner shall adjust the income threshold described in divisions (A) (2) (a) (iii) and (A) (2) (c) (iii) of this section by completing the following calculations in September of each year:~~

~~(i) Determine the percentage increase in the gross domestic product deflator determined by the bureau of economic analysis of the United States department of commerce from the first day of January of the preceding calendar year to the last day of December of the preceding calendar year;~~

~~(ii) Multiply that percentage increase by the total income threshold for the ensuing tax year;~~

~~(iii) Add the resulting product to the total income threshold for the ensuing tax year;~~

~~(iv) Round the resulting sum to the nearest multiple of one hundred dollars.~~

~~The commissioner shall certify the amount resulting from the adjustment to each county auditor not later than the first day of December each year. The certified amount applies to the~~

~~second ensuing tax year. The commissioner shall not make the~~ 614
~~adjustment in any calendar year in which the amount resulting~~ 615
~~from the adjustment would be less than the total income~~ 616
~~threshold for the ensuing tax year.~~ 617
(d) For manufactured and 617
mobile homes for which the tax imposed by section 4503.06 of the 618
Revised Code is computed under division (D)(1) of that section, 619
if the person received a reduction under this section for tax 620
year 2007, the reduction shall equal the greater of the 621
reduction for that year or the amount computed under division 622
(A)(2)(c) of this section. 623

(B) The manufactured home tax levied pursuant to division 624
(C) of section 4503.06 of the Revised Code on a manufactured or 625
mobile home that is owned and occupied by a disabled veteran 626
shall be reduced for any tax year for which an application for 627
such reduction has been approved, provided the disabled veteran 628
did not acquire ownership from a person, other than the disabled 629
veteran's spouse, related by consanguinity or affinity for the 630
purpose of qualifying for the reduction. An owner includes an 631
owner within the meaning of division (A)(2) of this section. 632

(1) For manufactured and mobile homes for which the tax 633
imposed by section 4503.06 of the Revised Code is computed under 634
division (D)(2) of that section, the reduction shall equal the 635
product obtained by multiplying fifty thousand dollars of the 636
true value of the property in money by the amounts described in 637
divisions (A)(2) ~~(b)~~ (a) (ii) to (iv) of this section. 638

(2) For manufactured and mobile homes for which the tax 639
imposed by section 4503.06 of the Revised Code is computed under 640
division (D)(1) of that section, the reduction shall equal the 641
product obtained by multiplying fifty thousand dollars of the 642
cost to the owner, or the market value at the time of purchase, 643

whichever is greater, as those terms are used in division (D) (1) 644
of section 4503.06 of the Revised Code, by the amounts described 645
in divisions (A) (2) ~~(d)~~ (c) (ii) to (iv) of this section. 646

The reduction is in lieu of any reduction under section 647
4503.0610 of the Revised Code or division (A) of this section. 648
The reduction applies to only one manufactured or mobile home 649
owned and occupied by a disabled veteran. 650

If a manufactured or mobile home qualifies for a reduction 651
in taxes under this division for the year in which the disabled 652
veteran dies, and the disabled veteran is survived by a spouse 653
who occupied the home when the disabled veteran died and who 654
acquires ownership of the home, the reduction shall continue 655
through the year in which the surviving spouse dies or 656
remarries. 657

(C) If the owner or the spouse of the owner of a 658
manufactured or mobile home is eligible for a homestead 659
exemption on the land upon which the home is located, the 660
reduction to which the owner or spouse is entitled under this 661
section shall not exceed the difference between the reduction to 662
which the owner or spouse is entitled under division (A) or (B) 663
of this section and the amount of the reduction under the 664
homestead exemption. 665

(D) No reduction shall be made with respect to the home of 666
any person convicted of violating division (C) or (D) of section 667
4503.066 of the Revised Code for a period of three years 668
following the conviction. 669

Sec. 4503.066. (A) (1) To obtain a tax reduction under 670
section 4503.065 of the Revised Code, the owner of the home 671
shall file an application with the county auditor of the county 672

in which the home is located. An application for reduction in 673
taxes based upon a physical disability shall be accompanied by a 674
certificate signed by a physician, and an application for 675
reduction in taxes based upon a mental disability shall be 676
accompanied by a certificate signed by a physician or 677
psychologist licensed to practice in this state. The certificate 678
shall attest to the fact that the applicant is permanently and 679
totally disabled, shall be in a form that the department of 680
taxation requires, and shall include the definition of totally 681
and permanently disabled as set forth in section 4503.064 of the 682
Revised Code. An application for reduction in taxes based upon a 683
disability certified as permanent and total by a state or 684
federal agency having the function of so classifying persons 685
shall be accompanied by a certificate from that agency. An 686
application by a disabled veteran for the reduction under 687
division (B) of section 4503.065 of the Revised Code shall be 688
accompanied by a letter or other written confirmation from the 689
United States department of veterans affairs, or its predecessor 690
or successor agency, showing that the veteran qualifies as a 691
disabled veteran. 692

(2) Each application shall constitute a continuing 693
application for a reduction in taxes for each year in which the 694
manufactured or mobile home is occupied by the applicant. 695
Failure to receive a new application or notification under 696
division (B) of this section after an application for reduction 697
has been approved is prima-facie evidence that the original 698
applicant is entitled to the reduction calculated on the basis 699
of the information contained in the original application. The 700
original application and any subsequent application shall be in 701
the form of a signed statement and shall be filed on or before 702
the thirty-first day of December of the year for which the 703

reduction is sought. The statement shall be on a form, devised 704
and supplied by the tax commissioner, that shall require no more 705
information than is necessary to establish the applicant's 706
eligibility for the reduction in taxes and the amount of the 707
reduction to which the applicant is entitled. ~~The form shall~~ 708
~~contain a statement that signing such application constitutes a~~ 709
~~delegation of authority by the applicant to the tax commissioner~~ 710
~~or the county auditor, individually or in consultation with each~~ 711
~~other, to examine any tax or financial records that relate to~~ 712
~~the income of the applicant as stated on the application for the~~ 713
~~purpose of determining eligibility under, or possible violation~~ 714
~~of, division (C) or (D) of this section.~~ The form also shall 715
contain a statement that conviction of willfully falsifying 716
information to obtain a reduction in taxes or failing to comply 717
with division (B) of this section shall result in the revocation 718
of the right to the reduction for a period of three years. 719

If an application filed for the current tax year is 720
approved after the taxes have been paid for the current year, 721
the amount of the reduction in taxes for the current year shall 722
be treated as an overpayment of taxes in the same manner as a 723
late application under division (A) (3) of this section. 724

(3) A late application for a reduction in taxes for the 725
year preceding the year for which an original application is 726
filed may be filed with an original application. If the auditor 727
determines that the information contained in the late 728
application is correct, the auditor shall determine both the 729
amount of the reduction in taxes to which the applicant would 730
have been entitled for the current tax year had the application 731
been timely filed and approved in the preceding year, and the 732
amount the taxes levied under section 4503.06 of the Revised 733
Code for the current year would have been reduced as a result of 734

the reduction. When an applicant is permanently and totally 735
disabled on the first day of January of the year in which the 736
applicant files a late application, the auditor, in making the 737
determination of the amounts of the reduction in taxes under 738
division (A)(3) of this section, is not required to determine 739
that the applicant was permanently and totally disabled on the 740
first day of January of the preceding year. 741

The amount of the reduction in taxes pursuant to a late 742
application shall be treated as an overpayment of taxes by the 743
applicant. The auditor shall credit the amount of the 744
overpayment against the amount of the taxes or penalties then 745
due from the applicant, and, at the next succeeding settlement, 746
the amount of the credit shall be deducted from the amount of 747
any taxes or penalties distributable to the county or any taxing 748
unit in the county that has received the benefit of the taxes or 749
penalties previously overpaid, in proportion to the benefits 750
previously received. If, after the credit has been made, there 751
remains a balance of the overpayment, or if there are no taxes 752
or penalties due from the applicant, the auditor shall refund 753
that balance to the applicant by a warrant drawn on the county 754
treasurer in favor of the applicant. The treasurer shall pay the 755
warrant from the general fund of the county. If there is 756
insufficient money in the general fund to make the payment, the 757
treasurer shall pay the warrant out of any undivided 758
manufactured or mobile home taxes subsequently received by the 759
treasurer for distribution to the county or taxing district in 760
the county that received the benefit of the overpaid taxes, in 761
proportion to the benefits previously received, and the amount 762
paid from the undivided funds shall be deducted from the money 763
otherwise distributable to the county or taxing district in the 764
county at the next or any succeeding distribution. At the next 765

or any succeeding distribution after making the refund, the 766
treasurer shall reimburse the general fund for any payment made 767
from that fund by deducting the amount of that payment from the 768
money distributable to the county or other taxing unit in the 769
county that has received the benefit of the taxes, in proportion 770
to the benefits previously received. The county auditor shall 771
certify the total amount of the reductions in taxes made in the 772
current year under division (A) (3) of this section to the tax 773
commissioner who shall treat that amount as a reduction in taxes 774
for the current tax year and shall make reimbursement to the 775
county of that amount in the manner prescribed in section 776
4503.068 of the Revised Code, from moneys appropriated for that 777
purpose. 778

(B) If in any year for which an application for reduction 779
in taxes has been approved the owner no longer qualifies for the 780
reduction, the owner shall notify the county auditor that the 781
owner is not qualified for a reduction in taxes. 782

During February of each year, the county auditor shall 783
furnish each person whose application for reduction has been 784
approved, by ordinary mail, a form on which to report any 785
changes in ~~total income,~~ ownership, occupancy, disability, and 786
other information earlier furnished the auditor relative to the 787
application. The form shall be completed and returned to the 788
auditor not later than the thirty-first day of December if the 789
changes would affect the person's eligibility for the reduction. 790

(C) No person shall knowingly make a false statement for 791
the purpose of obtaining a reduction in taxes under section 792
4503.065 of the Revised Code. 793

(D) No person shall knowingly fail to notify the county 794
auditor of any change required by division (B) of this section 795

that has the effect of maintaining or securing a reduction in 796
taxes under section 4503.065 of the Revised Code. 797

(E) No person shall knowingly make a false statement or 798
certification attesting to any person's physical or mental 799
condition for purposes of qualifying such person for tax relief 800
pursuant to sections 4503.064 to 4503.069 of the Revised Code. 801

(F) Whoever violates division (C), (D), or (E) of this 802
section is guilty of a misdemeanor of the fourth degree. 803

Section 2. That existing sections 323.151, 323.152, 804
323.153, 323.157, 4503.064, 4503.065, and 4503.066 of the 805
Revised Code are hereby repealed. 806

Section 3. The amendment by this act of sections 323.151, 807
323.152, 323.153, and 323.157 of the Revised Code applies to tax 808
year 2019 and each tax year thereafter, and the amendment by 809
this act of sections 4503.064, 4503.065, and 4503.066 of the 810
Revised Code applies to tax year 2020 and each tax year 811
thereafter. 812