



**OHIO REAL ESTATE INVESTORS ASSOCIATION
GOVERNMENT AFFAIRS COMMITTEE**

TO SUPPORT GOOD GOVERNMENT THAT IMPACTS THE PROFESSIONAL INVESTMENT
PROPERTY INDUSTRY AT STATE AND LOCAL LEVELS.

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**Dan Acton
House Bill 118 Proponent Testimony
Senate Ways and Means Committee
October 4, 2017**

Chairman Eklund Vice Chairman Terhar, Ranking Member Williams, and members of the Ways and Means Committee my name is Dan Acton and I am the Government Affairs Director of the Ohio Real Estate Investors Association (OREIA). OREIA represents 12 local chapters across Ohio whose membership consists of the smaller real estate investors and housing providers who typically own single family housing units. My background has been more than 30 years in the property management and ownership industry. I am providing a brief proponent statement on House Bill 118.

As you heard last week from Representative Merrin, this legislation codifies recent Ohio Supreme Court rulings into law. Under Ohio law, property owners like investors can challenge their property value by filing a complaint with their County's Board of Revision. We are aware anecdotally from some of our members that there are some requests for revision that have been dismissed for minor errors in details, misspellings or a transcribed number in an address, while maintaining the integrity of the application for reduction of the intended property in question. The result has been valid complaints being denied a hearing and the opportunity for Ohioans to be given a fair opportunity to challenge property valuations in some cases.

OREIA supports this bill because we want you to understand that investors operate on razor thin profit margins for a property. An unexpected repair, a tenant who does not pay rent, terminates a lease early or vacates without notice, unpaid water bills, or any layering of government fees that we are subjected to reduce the profits for a property owner that could otherwise be used to reduce the overall debt on the property. The opportunity to challenge a property tax is one of the tools that our members utilize to try to squeeze precious resources out of properties.

The hypothetical example provided by Representative Merrin in his testimony to committee last week was spot on. A property owner or an agent of the property



owner (a business manager/partner, accountant, attorney or even the applicant themselves) can improperly list the true owner of the property and until this law is changed is regarded as a qualifying reason to reject the request through dismissal. A dismissal for a minor technicality can mean additional attorney fees and delays in getting the request rectified.

OREIA is proud to support a common sense, good governance bill that corrects a deficiency in the law. Again, we thank Representative Merrin and members of this committee for working to protect property investors who are trying to use the tax revision system. The changes reflect good government in action and how the separate branches of government can work together to solve a problem.

Thank you for the opportunity to provide input.