As Reported by the House State and Local Government Committee

132nd General Assembly

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Am. H. B. No. 168

Representative Stein

Cosponsors: Representatives Boccieri, Brenner, Hambley, LaTourette, Seitz, Arndt, Carfagna, O'Brien

A BILL

То	amend sections 1721.21, 1721.211, 4767.01,	1
	4767.02, 4767.03, 4767.04, 4767.05, 4767.06,	2
	4767.07, and 4767.08 and to enact sections	3
	4767.021, 4767.09, and 4767.10 of the Revised	4
	Code to modify duties of the Division of Real	5
	Estate in the Department of Commerce regarding	6
	cemetery registration, to specify cemetery	7
	owners must reasonably maintain cemeteries, to	8
	establish the Cemetery Grant Program, and to	9
	make an appropriation.	10

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

Section 1. That sections 1721.21, 1721.211, 4767.01,	11
4767.02, 4767.03, 4767.04, 4767.05, 4767.06, 4767.07, and	12
4767.08 be amended and sections 4767.021, 4767.09, and 4767.10	13
of the Revised Code be enacted to read as follows:	14
Sec. 1721.21. (A) As used in this section:	15
(1) "Person" means any corporation, company, partnership,	16
individual, or other entity owning or operating a cemetery for	17

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endowment care trust, segregated from other assets, and place in
that fund a minimum of fifty thousand dollars in cash or in
bonds of the United States, this state, or any county or

Municipal corporation of this state.

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Whenever any person described in this division has placed another fifty thousand dollars in the endowment care trust out of gross sales proceeds, in addition to the deposit required by this division, that person, after submitting proof of this fact to the trustees of the endowment care trust, may be paid a distribution in the sum of fifty thousand dollars from the endowment care trust.

- (D) Any person desiring to operate or to continue to operate any cemetery after July 1, 1970, shall place into the endowment care trust as required by this section not less than ten per cent of the gross sales proceeds received from the sale of any burial lot, burial right, entombment right, or columbarium right. This percentage shall be placed in the endowment care trust no later than thirty days following the month in which the entire gross sales are received.
- (E) The trustees of the endowment care trust shall consist of at least three individuals who have been residents of the county in which the cemetery is located for at least one year, or a trust company licensed under Chapter 1111. of the Revised Code or a national bank or federal savings association that has securities pledged in accordance with section 1111.04 of the Revised Code. If the trustees are not a financial institution or trust company, the trustees shall be bonded by a corporate surety or fidelity bond, or insured under an insurance policy less any deductible, in an aggregate amount of not less than one hundred per cent of the funds held by the trustees. The trustees

or their agent shall, on a continuous basis, keep exact records
as to the amount of funds under any joint account or trust
instrument being held for the individual beneficiaries showing
the amount paid, the amount deposited and invested, and accruals
and income.

The funds of the endowment care trust shall be held and invested in the manner in which trust funds are permitted to be held and invested pursuant to sections 2109.37 and 2109.371 of the Revised Code or, if provided for in the instrument creating the trust, pursuant to the Ohio Uniform Prudent Investor Act.

- (F) Any person offering to sell or selling any burial lot, burial right, entombment right, or columbarium right shall give to the purchaser of the lot or right, at the time of sale, a written agreement that identifies and unconditionally guarantees to the purchaser the specific location of the lot or the specific location to which the right applies.
- (G) No person shall open or close any grave, crypt, or niche for the interment of human remains in a cemetery without the permission of the cemetery association or other entity having control and management of the cemetery.
- (H) Except as provided in division (G) of this section, this section does not apply to a family cemetery as defined in section 4767.02 of the Revised Code, to any cemetery that is owned and operated entirely and exclusively by churches, religious societies, established fraternal organizations, municipal corporations, or other political subdivisions of the state, or to a national cemetery.
- (I) The dividend and interest income from the endowment 102 care trust shall be used only for the cost and expenses incurred 103

to establish, manage, and administer the trust and for the	104
maintenance, supervision, improvement, and preservation of the	105
grounds, lots, buildings, equipment, statuary, and other real	106
and personal property of the cemetery.	107
(J)(1) Annual reports of all the assets and investments of	108
the endowment care trust shall be prepared and maintained, and	109
shall be available for inspection at reasonable times by any	110
owner of interment rights in the cemetery.	111
(2) Every cemetery required to establish and maintain an	112
endowment care trust shall file an affidavit annually with the	113
division of real estate of the department of commerce, in a form-	114
prescribed by the division, certifying under oath ensure each of	115
the following:	116
(a) That the cemetery has deposited, at the time specified	117
in division (D) of this section, the amounts required by that	118
division in the cemetery's endowment care trust;	119
(b) That only dividend and interest income have been paid	120
from the endowment care trust, and the cemetery used the amounts	121
withdrawn only for the purposes specified in division (I) of	122
this section;	123
(c) That all principal and capital gains have remained in	124
the endowment care trust;	125
(d) That the endowment care trust has not been used to	126
collateralize or guarantee loans and has not otherwise been	127
subjected to any consensual lien;	128
(e) That the endowment care trust is invested in	129
compliance with the investing standards set forth in sections	130
2109.37 and 2109.371 of the Revised Code, or, if provided for in	131
the instrument creating the trust, the Ohio Uniform Prudent	132

<u>Investor Act</u> .	133
(3) Every cemetery required to establish and maintain an	134
endowment care trust shall file an affidavit annually with the	135
division of real estate of the department of commerce, in a form	136
prescribed by the division, certifying under oath the cemetery	137
satisfied division (J)(2) of this section.	138
Sec. 1721.211. (A) As used in this section, "preneed	139
cemetery merchandise and services contract" means a written	140
agreement, contract, or series of contracts to sell or otherwise	141
provide an outer burial container, monument, marker, urn, other	142
type of merchandise customarily sold by cemeteries, or opening	143
and closing services to be used or provided in connection with	144
the final disposition of a dead human body, where payment for	145
the container, monument, marker, urn, other type of merchandise	146
customarily sold by cemeteries, or opening and closing services	147
is made either outright or on an installment basis, prior to the	148
death of the person so purchasing or for whom so purchased.	149
"Preneed cemetery merchandise and services contract" does not	150
include any preneed funeral contract or any agreement, contract,	151
or series of contracts pertaining to the sale of any burial lot,	152
burial or interment right, entombment right, or columbarium	153
right with respect to which an endowment care trust is	154
established or is exempt from establishment pursuant to section	155
1721.21 of the Revised Code.	156
(B) Subject to the limitations and restrictions contained	157
in Chapters 1101. to 1127. of the Revised Code, a trust company	158
licensed under Chapter 1111. of the Revised Code or a national	159
bank or federal savings association that pledges securities in	160
accordance with section 1111.04 of the Revised Code or the	161
individuals described in division (C)(2) of this section have	162

the power as trustee to receive <u>moneys under a preneed cemetery</u>	163
merchandise and services contract and to hold and invest such	164
moneys in accordance with sections 2109.37 and 2109.371 of the	165
Revised Code moneys under a preneed cemetery merchandise and	166
services contract or, if provided for in the instrument creating	167
the trust, in accordance with the Ohio Uniform Prudent Investor	168
<u>Act</u> .	169

- (C)(1) The greater of one hundred ten per cent of the 170 seller's actual cost or thirty per cent of the seller's retail 171 price of the merchandise and seventy per cent of the seller's 172 retail price of the services to be provided under a preneed 173 cemetery merchandise and services contract shall remain intact 174 as a fund and held in a preneed cemetery merchandise and 175 services trust until the death of the person for whose benefit 176 the contract is made or the merchandise is delivered as set 177 forth in division (K) of this section. However, any moneys held 178 pursuant to this section shall be released upon demand of the 179 person for whose benefit the contract was made or upon the 180 demand of the seller for its share of the moneys held and earned 181 interest if the contract has been canceled as set forth in 182 division (G) of this section. 183
- (2) The trustee of the fund described in division (C)(1) 184 of this section preneed cemetery merchandise and services trust 185 shall be a trust company licensed under Chapter 1111. of the 186 Revised Code or a national bank or federal savings association 187 that pledges securities in accordance with section 1111.04 of 188 the Revised Code or at least three individuals who have been 189 residents of the county in which the seller is located for at 190 least one year, each of whom shall be bonded by a corporate-191 surety fidelity bond, or insured under an insurance policy less 192 any deductible, in an amount that is at least equal to the 193

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amount deposited in the <u>fund</u> trust of which those persons serve	194
as trustee. Amounts in the <u>fund-trust</u> shall be held and invested	195
in the manner in which trust funds are permitted to be held and	196
invested pursuant to sections 2109.37 and 2109.371 of the	197
Revised Code or, if provided for in the instrument creating the	198
trust, in accordance with the Ohio Uniform Prudent Investor Act.	199

(3) Every preneed cemetery and merchandise contract

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entered into on or after the effective date of this amendment

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October 12, 2006, shall include a provision in substantially the
following form:

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NOTICE: Under Ohio law, the person holding the right of disposition of the remains of the beneficiary of this contract pursuant to section 2108.70 or 2108.81 of the Revised Code will have the right to purchase cemetery merchandise and services inconsistent with the merchandise and services set forth in this contract. However, the beneficiary is encouraged to state his or her preferences as to the manner of final disposition in a declaration of the right of disposition pursuant to section 2108.72 of the Revised Code, including that the arrangements set forth in this contract shall be followed.

214 (D) Within thirty days after the last business day of the month in which the seller of cemetery merchandise or services 215 receives final contractual payment under a preneed cemetery 216 merchandise and services contract, the seller shall deliver the 217 greater of one hundred ten per cent of the seller's actual cost 218 or thirty per cent of the seller's retail price of the 219 merchandise and seventy per cent of the seller's current retail 220 price of the services as of the date of the contract to a 221 trustee or to trustees as described in division (C)(2) of this 222 section, and the moneys and accruals or income on the moneys 223

shall be held in a fund in a preneed cemetery merchandise and	224
services trust and designated for the person for whose benefit	225
the fund was established as a preneed cemetery merchandise and	226
services contract fund.	227
(E) The moneys received from more than one preneed	228
cemetery merchandise and services contract may, at the option of	229
the persons for whose benefit the contracts are made, be placed	230
in a common or pooled trust fund in this state under a single	231
trust instrument. If three individuals are designated as the	232
trustees as provided in division (C)(2) of this section, they	233
shall be bonded by a corporate surety or fidelity bond, or	234
insured under an insurance policy less any deductible, in an	235
aggregate amount of not less than one hundred per cent of the	236
funds held by them as trustees. The trustees or their agent	237
shall, on a continuous basis, keep exact records as to the	238
amount of funds under a single trust instrument being held for	239
the individual beneficiaries showing the amount paid, the amount	240
deposited and invested, and accruals and income.	241
(F)(1) Except as provided in division (F)(2) of this-	242
section, the The seller of merchandise or services under a	243
preneed cemetery merchandise and services contract shall	244
annually submit to the division of real estate of the department	245
of commerce an affidavit in a form prescribed by the division,	246
<pre>sworn under oath, specifying ensure each of the following:</pre>	247
(a) That, within the time specified in division (D) of	248
this section, the amounts required by that division were	249
deposited in an appropriate fund in a preneed cemetery	250
<pre>merchandise and services trust;</pre>	251
(b) That the fund preneed cemetery merchandise and	252

services trust has not been used to collateralize or guarantee

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the contract and request and receive from the seller one hundred	283
per cent of all payments made under the contract. After the	284
expiration of the above period, any person who has entered into	285
a preneed cemetery merchandise and services contract may, on not	286
less than fifteen days' notice, cancel the contract and request	287
and receive from the seller sixty per cent of the payments made	288
under the contract which have been paid up to the time of	289
cancellation; except that, if a preneed cemetery merchandise and	290
services contract stipulates a firm or fixed or guaranteed price	291
for the merchandise or services for future use at a time	292
determined by the death of the person on behalf of whom payments	293
are made, the person who has entered into the contract may, if	294
the merchandise has not been delivered or the services have not	295
been performed as set forth in division (K) or (L) of this	296
section, on not less than fifteen days' notice, cancel the	297
contract and receive from the seller sixty per cent of the	298
principal paid pursuant to the contract and not less than eighty	299
per cent of any interest paid, up to the time of cancellation,	300
and not less than eighty per cent of any accrual or income	301
earned while the moneys have been held pursuant to divisions (C)	302
and (D) of this section, up to the time of cancellation. Upon	303
cancellation, after the moneys have been distributed to the	304
beneficiary pursuant to this division, all remaining moneys	305
being held pursuant to divisions (C) and (D) of this section	306
shall be paid to the seller. If more than one person enters into	307
the contract, all of those persons must request cancellation for	308
it to be effective under this division. In such a case, the	309
seller shall refund to each person only those moneys that each	310
person has paid under the contract.	311

(H) Upon receipt of a certified copy of the certificate of 312 death or evidence of delivery of the merchandise or performance 313

of the services pursuant to division (K) or (L) of this section,	314
the trustee described in division (C)(2) of this section or its	315
agent, shall forthwith pay the fund and accumulated interest, if	316
any, to the person entitled to them under the preneed cemetery	317
merchandise and services contract. The payment of the fund and	318
accumulated interest pursuant to this section, either to a	319
seller or person making the payments, shall relieve the trustee	320
of any further liability on the fund or accumulated interest.	321

- (I) Notwithstanding any other provision of this section, any preneed cemetery merchandise and services contract may specify that it is irrevocable. All irrevocable preneed cemetery merchandise and services contracts shall include a clear and conspicuous disclosure of irrevocability in the contract and any person entering into an irrevocable preneed cemetery merchandise and services contract shall sign a separate acknowledgment of the person's waiver of the right to revoke. If a contract satisfies the requirements of this division, division (G) of this section does not apply to that contract.
- (J) Any preneed cemetery merchandise and services contract that involves the payment of money shall be in writing and in compliance with the laws and rules of this state.
- (K) For purposes of this section, the seller is considered to have delivered merchandise pursuant to a preneed cemetery merchandise and services contract when either of the following occur:
- (1) The seller makes actual delivery of the merchandise to the beneficiary, or the seller pays for the merchandise and identifies it as being stored for the benefit of the beneficiary at a manufacturer's warehouse.

(2) The seller receives delivery of the merchandise on	343
behalf of the beneficiary, and all of the following occur:	344
(a) The merchandise is permanently affixed to or stored	345
upon the real property of a cemetery located in this state.	346
(b) The seller notifies the beneficiary of receipt of the	347
merchandise and identifies the specific location of the	348
merchandise.	349
(c) The seller at the time of the beneficiary's final	350
payment provides the beneficiary with evidence of ownership in	351
the beneficiary's name showing the merchandise to be free and	352
clear of any liens or other encumbrances.	353
(L) For purposes of this section, a seller is considered	354
to have performed services pursuant to a preneed cemetery	355
merchandise and services contract when the beneficiary's next of	356
kin signs a written statement that the services have been	357
performed or, if no next of kin of the beneficiary can be	358
located through reasonable diligence, when the owner or other	359
person responsible for the operation of the cemetery signs a	360
statement of that nature.	361
(M) Notwithstanding any other provision of this chapter,	362
any trust may be charged a trustee's fee, which is to be	363
deducted from the earned income or accruals on that trust. The	364
fee shall not exceed the amount that is regularly or usually	365
charged for similar services rendered by the trustee described	366
in division (C)(2) of this section when serving as a trustee.	367
(N) The general assembly intends that this section be	368
construed as a limitation upon the manner in which a person is	369
permitted to accept moneys in prepayment for merchandise and	370
services to be delivered or provided in the future, or	371

merchandise and services to be used or provided in connection 372 with the final disposition of human remains, to the end that at 373 all times members of the public may have an opportunity to 374 arrange and pay for merchandise and services for themselves and 375 their families in advance of need while at the same time 376 providing all possible safeguards whereunder the prepaid moneys 377 cannot be dissipated, whether intentionally or not, so as to be 378 379 available for the payment for merchandise and services and the providing of merchandise and services used or provided in 380 connection with the final disposition of dead human bodies. 381

- 382 (O) This section does not apply to the seller or provider of merchandise or services under a preneed cemetery merchandise 383 and services contract if the contract pertains to a cemetery 384 that is owned and operated entirely and exclusively by an 385 established and legally cognizable church or denomination that 386 is exempt from federal income taxation under section 501(c)(3) 387 of the "Internal Revenue Code of 1954," 26 U.S.C.A. 501, an 388 established fraternal organization, or a municipal corporation 389 or other political subdivision of the state, to a cemetery that 390 is a national cemetery, or to a cemetery that is a family 391 cemetery as defined in section 4767.02 of the Revised Code; 392 provided that, on a voluntary basis, rules and other measures 393 are adopted to safeguard and secure all moneys received under a 394 preneed cemetery merchandise and services contract. 395
- (P) This section does not prohibit persons other than 396 cemetery corporations or associations from selling outer burial 397 containers, monuments, markers, urns, or other types of 398 merchandise customarily sold by cemeteries pursuant to a preneed 399 cemetery merchandise and services contract; however all sellers 400 of merchandise pursuant to a preneed cemetery merchandise and 401 services contract shall comply with this section unless the 402

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of the Revised Code immediately upon receipt of notice of the	460
conviction pursuant to section 119.06 of the Revised Code;	461
$\frac{(7)}{(9)}$ Hire all division personnel necessary to implement	462
this chapter;	463
chip chapter,	103
(8) Prohibit the sale of the assets or stock of a cemetery	464
by refusing (10) Refuse to issue a registration certificate to	465
the purchaser of management rights, assets, or stock of a	466
<pre>cemetery until the dispute resolution commission has received</pre>	467
audited financial either of the following:	468
(a) Financial statements audited by a certified public	469
accountant showing to the commission's satisfaction that all	470
current funds required to be deposited and maintained pursuant	471
to sections 1721.21 and 1721.211 of the Revised Code have been	472
deposited and maintained;	473
(9) With the dispute resolution commission's advice and	474
consent, subpoena cemetery personnel to attend hearings before	475
the commission; or	476
(b) A plan agreed to by the parties and approved by the	477
commission in accordance with division (G) of section 4767.06 of	478
the Revised Code.	479
(11) Establish and maintain an investigation and audit	480
section within the division of real estate in the department of	481
commerce to conduct investigations pursuant to division (A) of	482
section 4767.08 of the Revised Code and to audit the financial	483
records of a cemetery to ensure compliance with sections 1721.21	484
and 1721.211 of the Revised Code at least every five years, or	485
more often as the section deems necessary. The investigators or	486
auditors of the section may review and audit the business	487
records of cemeteries during normal business hours.	488

(C) <u>Investigators</u> , <u>auditors</u> , <u>and other personnel of the</u>	489
division or commission shall maintain the confidentiality of	490
information obtained from cemeteries, complainants, or other	491
persons during an investigation or while conducting an	492
inspection, audit, and other inquiry under division (B)(11) of	493
this section, and of all other reports, documents, and work	494
product that result from that information and that are prepared	495
by the investigators, auditors, or other personnel of the	496
division or commission. Such information and other reports,	497
documents, and work product are not a public record for purposes	498
of section 149.43 of the Revised Code.	499
(D) Sections 4767.02 to 4767.04 of the Revised Code do not	500
apply to or affect a family cemetery or a cemetery in which	501
there have been no interments during the previous twenty-five	502
calendar years. As used in this division, "family cemetery"	503
means a cemetery containing the human remains of persons, at	504
least three-fourths of whom have a common ancestor or who are	505
the spouse or adopted child of that common ancestor.	506
Sec. 4767.021. The Ohio cemetery dispute resolution	507
commission or the superintendent of the division of real estate	508
in the department of commerce may compel, by order or subpoena,	509
the production of any book, paper, or document in relation to	510
any matter over which the commission or superintendent has	511
jurisdiction and which is the subject of inquiry and	512
investigation by the commission or superintendent. The	513
commission or superintendent may also compel, by order or	514
subpoena, the attendance of witnesses to testify in a hearing	515
held under section 4767.07 of the Revised Code.	516
For such purpose, the commission or superintendent shall	517
have the same power as judges of county courts to administer	518

oaths, compel the attendance of witness, and compel the	519
production of any book, paper, or document. Service of the	520
subpoena may be made by sheriffs or constables, or by certified	521
mail, return receipt requested, and the subpoena shall be deemed	522
served on the date delivery is made or the date the person	523
refused to accept delivery. Witnesses shall receive, after their	524
appearance before the commission or superintendent, the fees and	525
mileage provided for under section 119.094 of the Revised Code.	526
If two or more witnesses travel together in the same vehicle,	527
the mileage fee shall be paid to only one of those witnesses,	528
but the witnesses may agree to divide the fee among themselves	529
in any manner.	530
In addition to the powers granted to the commission and	531
superintendent under this section, in case any person fails to	532
file any statement or report, obey any subpoena, give testimony,	533
answer questions, or produce any books, records, or papers as	534
required by the commission or superintendent under this chapter,	535
the court of common pleas of any county in the state, upon	536
application made to it by the commission or superintendent	537
setting forth such failure, may make an order awarding process	538
of subpoena or subpoena duces tecum for the person to appear and	539
testify before the commission or superintendent, and may order	540
any person to give testimony and answer questions, and to	541
produce books, records, or papers, as required by the commission	542
or superintendent. Upon the filing of such order in the office	543
of the clerk of the court of common pleas, the clerk, under the	544
seal of the court, shall issue process of subpoena for the	545
person to appear before the commission or superintendent at a	546
time and place named in the subpoena, and each day thereafter	547
until the examination of such person is completed. The subpoena	548
may contain a direction that the witness bring with the witness	549

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to the examination any books, records, or papers mentioned in	550
the subpoena. The clerk shall also issue, under the seal of the	551
court, such other orders, in reference to the examination,	552
appearance, and production of books, records, or papers, as the	553
court directs. If any person so summoned by subpoena fails to	554
obey the subpoena, to give testimony, to answer questions as	555
required, or to obey an order of the court, the court, on motion	556
supported by proof, may order an attachment for contempt to be	557
issued against the person charged with disobedience of any order	558
or injunction issued by the court under this chapter. If the	559
person is brought before the court by virtue of the attachment,	560
and if upon a hearing the disobedience appears, the court may	561
order the offender to be committed and kept in close custody.	562

Sec. 4767.03. (A) (1) The owner or the person responsible for the operation and maintenance of a cemetery shall apply to the division of real estate in the department of commerce to register the cemetery on forms prescribed by the division. With the application, the applicant shall submit the documentation required in division (A) of section 4767.04 of the Revised Code and a registration fee of twenty-five dollars for one cemetery, forty dollars for two cemeteries, and fifty dollars for three or more cemeteries, except that no fee shall be required of any political subdivision.

(2) The director of commerce, by rule adopted in 573 accordance with Chapter 119. of the Revised Code, may reduce the 574 amount of the registration fee required by this section in any 575 year if the director determines that the total amount of funds 576 the fee is generating at the amount specified by this section 577 exceeds the amount of funds the division of real estate and the 578 Ohio cemetery dispute resolution commission created by section 579 4767.05 of the Revised Code need to carry out their powers and 580

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duties under this chapter. If the director so reduces the amount 581 of the registration fee, the director shall reduce it for all 582 owners or other persons required to pay the fee under division 583 (A)(1) of this section and shall require that the reduced fee be 584 paid according to the number of cemeteries owned, operated, or 585 maintained as required under that division. If the director has 586 reduced the fee under division (A)(2) of this section, the 587 director may later raise it up to the amounts specified in 588 division (A)(1) of this section if, in any year, the director 589 determines that the total amount of funds the fee is generating 590 at the reduced amount is insufficient for the division of real 591 estate and the Ohio cemetery dispute resolution commission to 592 carry out their powers and duties under this chapter. 593

- (B) Upon receipt of the completed application form, documentation, and, if required, registration fee, the division of real estate shall issue a certificate of registration to the applicant. The applicant shall display the certificate in a conspicuous place on the premises of the cemetery for which the registration was obtained, except that, if the applicant is the governing body of a political subdivision or person acting on behalf of that governing body, the certificate shall be kept on file and be available for public inspection at the office of the governing body.

The registration of a cemetery operated and maintained by	611
a political subdivision shall not expire unless the political	612
subdivision ceases to operate and maintain the cemetery. A	613
political subdivision operating and maintaining a cemetery is	614
not required to renew or update the registration of that	615
cemetery unless there is a change in the information required	616
under division (A) of section 4767.04 of the Revised Code or	617
unless additional land is acquired to increase the size of the	618
cemetery.	619
(D) All registration and renewal fees collected pursuant	620
to this section shall be paid into the state treasury to the	621
credit of the division of real estate in the department of	622
commerce to be used by the division to carry out its powers and	623
duties under this chapter and by the Ohio cemetery dispute	624
resolution commission created by section 4767.05 of the Revised	625
Code.	626
Sec. 4767.04. (A) To qualify a cemetery for a certificate	627
of registration, the applicant shall submit to the division of	628
real estate the following information:	629
(1) The name of the cemetery;	630
(2) The street address, city, village, or township, and	631
county where the cemetery is located, and the mailing address if	632
different from the street address;	633
(3) The name and address of the person who owns the	634
cemetery;	635
(4) The name and address of the person responsible for the	636
operation and maintenance of the cemetery;	637
(5) A copy of the most recent annual report of the	638

cemetery if required by the division of real estate pursuant to

section 1721.211 of the Revised Code or cemetery's financial	640
statement for the previous fiscal year if required by the Ohio-	641
cemetery dispute resolution commission division of real estate	642
pursuant to section 1721.211 of the Revised Code. If the	643
cemetery is owned by a cemetery company or association, a copy	644
of the annual report financial statement for the previous fiscal	645
year of all of the assets and investments of the endowment care	646
trust of the company or association as prepared pursuant to	647
division (J)(1) of section 1721.21 of the Revised Code shall be	648
submitted to the division.	649
(6) A copy of the cemetery's current rules and regulations	650
<pre>provided in written or electronic format;</pre>	651
(7) A copy of the cemetery's endowment care trust fund	652
agreement required under section 1721.21 of the Revised Code and	653
preneed cemetery merchandise and services trust fund agreement	654
required under section 1721.211 of the Revised Code;	655
(8) If required under section 1721.21 or 1721.211 of the	656
Revised Code, proof that trustees who are individuals are bonded	657
or insured as required.	658
(B) If any of the information required in division	659
$\underline{\text{divisions}}$ (A) $\underline{\text{(1)}}$ to $\underline{\text{(A)}}$ (5) of this section changes at any time,	660
the <u>owner or the person</u> responsible for the operation and	661
maintenance of the cemetery shall submit written notification of	662
the change to the division within thirty days of the change	663
occurring. The owner or the person responsible for the operation	664
and maintenance of the cemetery shall submit to the division	665
annually with the cemetery's registration renewal any revised	666
rules and regulations, revised trust agreements, or revised	667
proof of bonding or insurance.	668

cemetery superintendents and officials.

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(C) In addition to satisfying the requirements set forth	669
in divisions (A) and (B) of this section, if a political	670
subdivision intends to acquire additional land to increase the	671
size of an existing cemetery that it is operating and	672
maintaining or intends to open a new cemetery, its governing	673
body shall notify the division at least thirty days before the	674
acquisition or opening to renew the registration of the existing	675
cemetery or to register the new cemetery.	676
Sec. 4767.05. (A) There is hereby created the Ohio	677
cemetery dispute resolution commission, which shall consist of	678
nine members to be appointed by the governor with the advice and	679
consent of the senate as follows:	680
(1) One member shall be the management authority of a	681
municipal, township, or union cemetery and shall be selected	682
from a list of four names submitted to the governor. Two of the	683
four names shall be submitted by the Ohio township association	684
and two names shall be submitted by the Ohio municipal league.	685
(2) Four members shall be individuals employed in a	686
management position by a cemetery company or cemetery	687
association. Two of the four members shall be selected from a	688
list of four -names submitted to the governor by the Ohio	689
cemetery association of cemeteries and two shall be selected	690
from a list of four names submitted by the Ohio association of	691
cemetery superintendents and officials.	692
(3) Two members shall be employed in a management position	693
by a cemetery that is owned or operated by a religious,	694
fraternal, or benevolent society and shall be selected from a	695
list of four names submitted by the Ohio cemetery association—of—	696

(4) Two members, at least one of whom shall be at least sixty-five years of age, shall be representatives of the public with no financial interest in the death care industry.

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Each member of the commission, except for the two members who represent the public, shall, at the time of appointment, have had a minimum of five consecutive years of experience in the active administration and management of a cemetery in this state.

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(B) Within ninety days after the effective date of thissectionJuly 1, 1993, the governor shall make initial appointments to the commission. Of the initial appointments, two shall be for terms ending one year after the effective date of this sectionJuly 1, 1994, two shall be for terms ending twoyears after that dateJuly 1, 1995, two shall be for terms ending three years after that dateJuly 1, 1996, and three shall be for terms ending four years after that dateJuly 1, 1997. Thereafter, terms of office shall be for four years, with each term ending on the same day of the same month as did the term that it succeeds. Each member shall hold office from the date of appointment until the end of the term for which the member was appointed. Vacancies shall be filled in the manner provided for original appointments, with each appointee, other than a representative of the public, being appointed from a list of two names submitted to the governor by the association or organization that was required to nominate candidates for initial appointment to the position that has become vacant. Any member appointed to fill a vacancy occurring prior to the expiration date of the term for which the member's predecessor was appointed shall hold office for the remainder of that term. A member shall continue in office subsequent to the expiration

date of the member's term until the member's successor takes

office or until a period of sixty days has elapsed, whichever	729
occurs first. No person shall serve as a member of the	730
commission for more than two consecutive terms, excluding any	731
term served to fill an initial appointment to a term of less	732
than four years or an unexpired term caused by a vacancy.	733
(C) The commission annually shall elect from among its	734
members a chairperson, vice-chairperson, and secretary, each of	735
whom shall serve a term of one year in that office. The	736
commission shall meet at least four times a year. Additional	737
meetings may be called by the chairperson, or by the vice-	738
chairperson when the chairperson is disabled, or by a majority	739
of the members of the commission. A majority of the members	740
constitutes a quorum to transact and vote on business of the	741
commission.	742
The chairperson or vice-chairperson may:	743
(1) Administer oaths;	744
(2) Issue subpoenas;	745
(3) Summon witnesses;	746
(4) Compel the production of books, papers, records, and	747
other forms of evidence;	748
(5) Fix the time and place for hearing any matter related	749
to compliance with sections 1721.19, 1721.20, 1721.21, 1721.211,	750
4735.02, and 4767.02, and 4767.09 of the Revised Code.	751
The chairperson shall designate three members of the	752
commission to serve on the crematory review board in accordance	753
with section 4717.03 of the Revised Code for such time as the	754
chairperson finds appropriate. Members designated to serve on	755
the crematory review board shall perform all functions necessary	756

to carry out the duties of the board as described in section	757
4717.03 of the Revised Code. Members who serve on the crematory	758
review board shall receive no compensation for such service.	759
(D) Before entering upon the duties of office, each member	760
of the commission shall take the oath pursuant to section 3.22	761
of the Revised Code. The governor may remove any member for	762
misconduct, neglect of duty, incapacity, or malfeasance in	763
accordance with section 3.04 of the Revised Code.	764
(E) Members of the commission shall receive no	765
compensation but shall be reimbursed for their actual and	766
necessary expenses incurred in the performance of their duties	767
as members of the commission.	768
(F) The division of real estate in the department of	769
commerce shall provide the commission with meeting space, staff	770
services, and other technical assistance required by the	771
commission in carrying out its duties pursuant to sections	772
4767.05 to 4767.08 of the Revised Code.	773
Sec. 4767.06. The Ohio cemetery dispute resolution	774
commission shall perform all of the following duties:	775
(A) Adopt, amend, and rescind such rules in accordance	776
with Chapter 119. of the Revised Code as are necessary in	777
carrying out sections <u>4767.05</u> <u>4767.02</u> to <u>4767.08</u> <u>4767.10</u> of the	778
Revised Code, including rules relative to the following:	779
(1) Transacting the commission's business and managing its	780
affairs;	781
(2) Establishing procedures for receiving, reviewing, and	782
responding to complaints filed pursuant to section 4767.07 of	783

the Revised Code;

(3) Conducting investigations in response to complaints	785
filed pursuant to division (A) of section 4767.07 of the Revised	786
Code;	787
(4) Resolving complaints by using informal techniques of	788
mediation, conciliation, and persuasion, including requiring the	789
parties involved in a complaint to be given prompt notice of any	790
offers to resolve disputes and responses thereto;	791
(5) Advising all parties making a complaint, or who are	792
the subject of a complaint, of any recommendations or findings	793
of fact made by the commission with respect to the complaint;	794
(6) Requesting the party who has filed a complaint or is	795
the subject of a complaint, and is affected by recommendations	796
of the commission made with respect to the complaint, to notify	797
the commission within a time specified by the commission of any	798
action the party has taken in response to the commission's	799
recommendations;	800
(7) Conducting nonpublic hearings and maintaining	801
commission proceedings and records as confidential,	802
notwithstanding sections 121.22 and 149.43 of the Revised Code	803
when the commission determines that the nature of the complaints	804
merits that action;	805
(8) Determining the method to be used in serving notices	806
as required by section 4767.07 of the Revised Code;	807
(9) Conducting audits of financial records of a cemetery	808
to ensure compliance with sections 1721.21 and 1721.211 of the	809
Revised Code;	810
(10) Establishing procedures for registrations and	811
renewals.	812

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(B) Publicize information concerning the existence and	813
duties of the commission and the procedure for filing complaints	814
pursuant to section 4767.07 of the Revised Code;	815
(C) Conduct hearings on complaints pursuant to section	816
4767.07 of the Revised Code;	817
(D) Submit at least annually by the thirty-first day of	818
March a report on the commission's activities of the immediately	819
preceding calendar year to the governor and the majority and	820
minority leaders of the senate and house of representatives. The	821
report shall indicate the total number of complaints received,	822
initiated, and investigated under sections 4767.07 and 4767.08	823
of the Revised Code; the total number of complaints for which	824
hearings were held; and the total number of referrals made to	825
prosecuting attorneys, the attorney general, and the real estate	826
commission pursuant to section 4767.08 of the Revised Code.	827
(E) Review, at least once each year, all actions taken by	828
the prosecuting attorneys, the attorney general, and the real	829
estate commission in response to referrals made to them by the	830
cemetery dispute resolution commission or by the superintendent	831
of the division of real estate in the department of commerce.	832
The commission shall include in the report required in division	833
(D) of this section information regarding the nature of the	834
inappropriate conduct alleged in each referral and the status or	835
disposition made of each referral occurring during the preceding	836
two years.	837
(F) Perform all functions as are necessary in	838

administering and enforcing sections 4767.05 to 4767.08 of the

Revised Code, including the rendering of all advice necessary

the Revised Code;

under divisions $\frac{(B)(6)}{(B)(8)}$ to $\frac{(12)}{(10)}$ of section 4767.02 of

(G) Review all proposed transfers that would transfer	843
substantially all of the assets or stock of a cemetery, require	844
an audit of the cemetery's funds on deposit under sections	845
1721.21 and 1721.211 of the Revised Code, and formulate an	846
agreed plan pursuant to which the buyer and the seller of the	847
cemetery will cause those funds to be properly funded;	848
(H) Adopt and publish suggested maintenance guidelines for	849
all cemeteries registered in the state of Ohio under Chapter	850
4767. of the Revised Code.	851
Sec. 4767.07. (A) Any person may file a complaint	852
regarding the activity, practice, policy, or procedure of, or	853
regarding an alleged violation of section 1721.19, 1721.20,	854
1721.21, 1721.211, 4735.02, or 4767.02 <u>, or 4767.09</u> of the	855
Revised Code by, any person operating or maintaining a cemetery	856
registered, or a cemetery that is not registered but is required	857
to be registered pursuant to section 4767.03 of the Revised Code	858
that adversely affects or may adversely affect the interest of	859
an owner or family member of the owner of a cemetery lot or	860
burial, entombment, or columbarium right. All complaints shall	861
be in writing and submitted to the division of real estate in	862
the department of commerce on forms provided by the division.	863
(B) With respect to complaints filed pursuant to division	864
(A) of this section, the division of real estate shall do all of	865
the following:	866
(1) Acknowledge receipt of the complaint by sending	867
written notice to the person who filed the complaint not more	868
than twenty days after receipt of the complaint;	869
(2) Send written notice of the complaint within seven days	870

after receipt of the complaint to the person responsible for the 871

operation and maintenance of the cemetery that is the subject of	872
the complaint;	873
(3) Before taking further action, allow the owner or the	874
person responsible for the operation and maintenance of the	875
cemetery that is the subject of a complaint thirty days after	876
the date the division sends notice of the complaint to respond	877
to the division with respect to the complaint.	878
(C) The cemetery dispute resolution commission shall hear	879
each complaint filed pursuant to division (A) of this section	880
within one hundred eighty days after its filing, unless it has	881
been resolved by the parties to the complaint.	882
Sec. 4767.08. (A) The superintendent of the division of	883
real estate in the department of commerce or the Ohio cemetery	884
dispute resolution commission, on its the superintendent's or	885
<pre>commission's own motion or as a result of a complaint received</pre>	886
pursuant to section 4767.07 of the Revised Code and with good	887
cause shown, shall investigate or cause to be investigated	888
alleged violations of sections 1721.19, 1721.20, 1721.21,	889
1721.211, 4735.02, 4767.02, and 4767.03, and 4767.09 of the	890
Revised Code. If the commission or the superintendent of the	891
division of real estate in the department of commerce believes	892
that a violation has occurred, the commission or superintendent	893
shall do all of the following:	894
(1) Review the financial records of the cemetery to ensure	895
compliance with sections 1721.21 and 1721.211 of the Revised	896
Code;	897
(2) Request the prosecuting attorney of the county in	898
which the alleged violation occurred to initiate such	899
proceedings as are appropriate.	900

(B) If, as a result of an investigation, the commission or	901
the superintendent believes that a person has violated Chapter	902
1345. of the Revised Code, the commission or superintendent	903
shall report the findings to the attorney general.	904
(C) The commission, at any time, may dismiss a complaint	905
if it determines there is not good cause shown for the	906
complaint. If the commission dismisses a complaint, it shall	907
notify the person who filed the complaint within twenty days of	908
reaching its decision and identify the reason why the complaint	909
was dismissed.	910
(D) When necessary for the division of real estate to	911
perform the duties required by sections 4767.07 and 4767.08 of	912
the Revised Code, the superintendent of the division, after-	913
consultation with at least a majority of the members of the	914
cemetery dispute resolution commission, may issue subpoenas and	915
compel the production of books, papers, records, and other forms-	916
of evidence.	917
Sec. 4767.09. (A) The owner or person responsible for the	918
operation of a cemetery registered with the division of real	919
estate in the department of commerce shall provide reasonable	920
maintenance of the cemetery property and of all lots, graves,	921
mausoleums, scattering grounds, and columbaria in the cemetery	922
based on the type and size of the cemetery, topographic	923
limitation, and contractual commitments with consumers.	924
(B) In determining whether the owner or person responsible	925
for the operation of a cemetery registered with the division	926
provides reasonable maintenance of the cemetery property, the	927
division or the cemetery dispute resolution commission may	928
<pre>consider all of the following:</pre>	929

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plan governing the cemetery.

(E) A cemetery shall maintain electronic or paper cemetery	958
records pertaining to interment, entombment, or inurnment right	959
owners and interment, entombment, or inurnment records	960
indicating the deceased's name, place of death, and date and	961
location of the interment, entombment, or inurnment in the	962
cemetery's office. Records may be maintained in an electronic	963
formation only if the electronic copies are true copies of the	964
original documents.	965
Sec. 4767.10. (A) The cemetery grant fund is created in	966
the state treasury. The division of real estate in the	967
department of commerce shall deposit into the fund one dollar of	968
each two dollars and fifty cents portion of the burial permit	969
fee received under section 3705.17 of the Revised Code. The	970
division shall use moneys in the fund to advance grants to	971
cemeteries registered with the division to defray the costs of	972
exceptional cemetery maintenance or training cemetery personnel	973
in the maintenance and operation of cemeteries. The division may	974
not provide a grant to a corporation or association that	975
operates a cemetery for profit. In each fiscal year, the	976
division may not advance grants totaling more than eighty per	977
cent of the appropriation to the cemetery grant fund for that	978
fiscal year. The division shall advance grants from the fund in	979
accordance with rules adopted by the Ohio cemetery dispute	980
resolution commission under Chapter 119. of the Revised Code.	981
(B) The director of commerce may increase, by rule adopted	982
under Chapter 119. of the Revised Code, the amount of total_	983
grants the division may advance in a fiscal year if the director_	984
determines the total amount of funds generated exceeds the	985
amount of funds the division needs to carry out its powers and	986
duties under this section. If the director determines the	987
increased amount depletes the amount of funds the division needs	988

As Reported by the House State and Local Government Committee	. 45	go 00
to carry out its powers and duties under this section, the		989
director may decrease the amount not below the amount specif	ied_	990
in division (A) of this section.		991
		992
Section 2. That existing sections 1721.21, 1721.211,		993
4767.01, 4767.02, 4767.03, 4767.04, 4767.05, 4767.06, 4767.0	7,	994
and 4767.08 of the Revised Code are hereby repealed.		995
Section 3. All items in this section are hereby		996
appropriated as designated out of any moneys in the state		997
treasury to the credit of the designated fund. For all		998
appropriations made in this act, those in the first column a	re	999
for fiscal year 2018 and those in the second column are for		1000
fiscal year 2019. The appropriations made in this act are in	ı	1001
addition to any other appropriations made for the FY 2018-FY	•	1002
2019 biennium.		1003
COM DEPARTMENT OF COMMERCE		1004
Dedicated Purpose Fund Group		1005
5SEO 800648 Cemetery Grant Program \$100,00	00 \$0	1006
TOTAL DPF Dedicated Purpose Fund Group \$100,00	00 \$0	1007
TOTAL ALL BUDGET FUND GROUPS \$100,00	00 \$0	1008
CEMETERY GRANT PROGRAM		1009
The foregoing appropriation item 800648, Cemetery Grant	t	1010
Program, shall be used by the Department of Commerce to awar	d	1011
grants under section 4767.10 of the Revised Code.		1012
Section 4. Within the limits set forth in this act, the	خ	1013
Director of Budget and Management shall establish accounts		1014
indicating the source and amount of funds for each appropria	tion	1015

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	1016
made in this act, and shall determine the form and manner in	1016
which appropriation accounts shall be maintained. Expenditures	1017
from appropriations contained in this act shall be accounted for	1018
as though made in H.B. 49 of the 132nd General Assembly.	1019
The appropriations made in this act are subject to all	1020
provisions of H.B. 49 of the 132nd General Assembly that are	1021
generally applicable to such appropriations.	1022