



December 2, 2020

The Honorable Derrick Merrin
Chairman, House Ways and Means Committee
77 S. High St. – 13th Floor
Columbus, OH 43215

Dear Chairman Merrin:

On behalf of over 8,000 member companies of the Ohio Chamber of Commerce, I am submitting this letter of support for House Bill 751. HB 751 accomplishes three different and distinct policy goals for the administration of real property valuation in the state of Ohio. First, HB 751 codifies a 2016 Ohio Supreme Court decision and carries forward that interpretation of Ohio Revised Code 5715.19. In essence, if a board revision makes a change in valuation in a year subsequent to the tax year the complaint was filed, that ruling applies to the tax year for which the complaint is filed and any tax year remaining in the same three-year interim period of the six-year valuation cycle.

Second, HB 751 extends the right to file a valuation complaint or counterclaim to tenants of commercial or industrial property if the tenant is required under the lease to pay the entire amount of taxes on the property. This provision of the bill addresses the current unfairness these tenants face if an owner of property takes no interest in the real property valuation process. These tenants contribute to the economic vitality of their local communities and need the right to participate in the political process of the community.

Finally, HB 751 recognizes the economic harm resulting from the COVID-19 pandemic on business property valuation. The value of commercial real property for calendar year 2020 was set on January 1, 2020 well before the government measures taken to deal with the public health pandemic. HB 751

simply allows these property owners to file a valuation complaint form even if the complaint is the second to be filed in the current triennial (three-year interim period). Under current law a property owner can only file one complaint for each three-year interim period. HB 751 waives that filing restriction, allowing property owners an opportunity to file a second complaint to address economic and valuation damage caused by COVID-19. This waiver is temporary in nature and the use of this additional complaint sunsets in tax year 2023.

In conclusion, HB 751 addresses both the need of certain tenants to have a right to file complaints on the valuation of real property they lease and a temporary need to allow additional complaints for valuation losses caused by COVID-19. The Ohio Chamber of Commerce urges the committee to favorably report HB 751.

Sincerely,

A handwritten signature in blue ink that reads "Tony Long". The signature is fluid and cursive, with the first name "Tony" and last name "Long" clearly distinguishable.

Tony Long
Director, Tax & Economic Policy

cc: Members of the House Ways and Means Committee