

**As Passed by the House**

**134th General Assembly**

**Regular Session**

**2021-2022**

**Am. H. B. No. 133**

**Representative Hillyer**

**Cosponsors: Representatives Holmes, Riedel, Kick, Young, T., Seitz, Leland, Roemer, Abrams, Carfagna, Carruthers, Click, Cross, Denson, Edwards, Fraizer, Galonski, Grendell, Householder, Ingram, Johnson, Jones, Jordan, Lanese, Miller, A., Oelslager, Schmidt, Swearingen, Wiggam**

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**A BILL**

To amend sections 135.77, 135.774, 1115.05, 1  
1321.52, 1321.68, 1322.01, 1322.02, 1322.04, 2  
1322.07, 1322.09, 1322.10, 1322.12, 1322.15, 3  
1322.29, 1322.30, 1322.32, 1322.34, 1322.43, 4  
1322.50, 1322.52, 1345.01, 1349.72, 2913.11, and 5  
4712.05; to enact section 1319.17; and to repeal 6  
sections 1322.24, 1322.25, and 1349.16 of the 7  
Revised Code relating to commerce and property 8  
tax valuation complaints, and to repeal the 9  
version of section 1322.24 of the Revised Code 10  
that is scheduled to take effect October 9, 11  
2021. 12

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

**Section 1.** That sections 135.77, 135.774, 1115.05, 13  
1321.52, 1321.68, 1322.01, 1322.02, 1322.04, 1322.07, 1322.09, 14  
1322.10, 1322.12, 1322.15, 1322.29, 1322.30, 1322.32, 1322.34, 15  
1322.43, 1322.50, 1322.52, 1345.01, 1349.72, 2913.11, and 16  
4712.05 be amended and section 1319.17 of the Revised Code be 17

enacted to read as follows: 18

**Sec. 135.77.** As used in sections 135.77 to 135.774 of the 19  
Revised Code: 20

(A) "Business linked deposit" means ~~share certificates~~ 21  
~~issued by an eligible lending institution that are purchased by~~ 22  
~~the treasurer of state in accordance with sections 135.772 to~~ 23  
~~135.774 of the Revised Code.~~ a certificate of deposit or other 24  
financial institution instrument placed by the treasurer of 25  
state with an eligible lending institution at a rate below 26  
current market rates, as determined and calculated by the 27  
treasurer of state, provided the institution agrees to lend the 28  
value of such deposit, according to the deposit agreement 29  
provided in section 135.773 of the Revised Code, to eligible 30  
small businesses at a rate that reflects an equal percentage 31  
rate reduction below the present borrowing rate applicable to 32  
each specific business at the time of the deposit of state funds 33  
in the institution. 34

(B) "Eligible lending institution" means a federal credit 35  
union, a foreign credit union licensed pursuant to section 36  
1733.39 of the Revised Code, or a credit union as defined in 37  
section 1733.01 of the Revised Code, located in this state. 38

(C) "Eligible small business" means any person that has 39  
all of the following characteristics: 40

(1) Is domiciled in this state; 41

(2) Maintains offices and operating facilities exclusively 42  
in this state and transacts business in this state; 43

(3) Employs fewer than one hundred fifty employees, the 44  
majority of whom are residents of this state; 45

(4) Is organized for profit;	46
(5) Is able to save or create one full-time job or two part-time jobs in this state for every fifty thousand dollars borrowed.	47 48 49
(D) "Full-time job" means a job with regular hours of service totaling at least forty hours per week or any other standard of service accepted as full-time by the employee's employer.	50 51 52 53
(E) "Loan" means a contractual agreement under which an eligible lending institution agrees to lend money in the form of an upfront lump sum, a line of credit, or any other reasonable arrangement approved by the treasurer of state.	54 55 56 57
(F) "Part-time job" means a job with regular hours of service totaling fewer than forty hours per week or any other standard of service accepted as part-time by the employee's employer.	58 59 60 61
<b>Sec. 135.774.</b> (A) Upon the placement of a business linked deposit with an eligible lending institution, such institution is required to lend such funds to each approved eligible small business listed in the linked deposit loan package required by section 135.772 of the Revised Code and in accordance with the deposit agreement required by section 135.773 of the Revised Code. <del>The loan shall be at a rate that reflects the following percentage rate reduction below the present borrowing rate applicable to each eligible small business:</del>	62 63 64 65 66 67 68 69 70
<del>(1) Three per cent if the present borrowing rate is greater than five per cent;</del>	71 72
<del>(2) Two and one-tenth per cent if the present borrowing rate is equal to or less than five per cent.</del>	73 74

~~A certification of compliance with this section in the~~ 75  
~~form and manner as prescribed by the treasurer of state shall be~~ 76  
~~required of the eligible lending institution.~~ 77

(B) The treasurer of state shall take any and all steps 78  
necessary to implement the business linked deposit program and 79  
monitor compliance of eligible lending institutions and eligible 80  
small businesses, including the development of guidelines as 81  
necessary. 82

(C) The state and the treasurer of state are not liable to 83  
any eligible lending institution in any manner for payment of 84  
the principal or interest on the loan to an eligible small 85  
business. Any delay in payments or default on the part of an 86  
eligible small business does not in any manner affect the 87  
deposit agreement between the eligible lending institution and 88  
the treasurer of state. 89

**Sec. 1115.05.** (A) As used in this section: 90

(1) "Acquire" or "acquisition" means any of the following 91  
transactions or actions: 92

(a) A merger or consolidation with, or purchase of assets 93  
from, a bank holding company that has acquired an Ohio bank; 94

(b) The acquisition of the direct or indirect ownership or 95  
control of voting shares of an Ohio bank if, after the 96  
acquisition, the acquiring bank holding company will directly or 97  
indirectly own or control the Ohio bank, unless the 98  
superintendent of financial institutions determines, in the 99  
superintendent's discretion, due to the nature of the 100  
acquisition, it should not be subject to the limitations of this 101  
section; 102

(c) The merger or consolidation of an Ohio bank with, or 103

the transfer of assets from an Ohio bank to, another bank, 104  
whether previously existing or chartered for the purpose of the 105  
transaction; 106

(d) Any other action that results in the direct or 107  
indirect control of an Ohio bank. 108

(2) "Ohio bank" means a state bank or a national bank 109  
whose principal place of business is in this state. 110

(B) Subject to division (C) of this section, a bank ~~or,~~ 111  
bank holding company, federal savings association, or savings 112  
and loan holding company whose principal place of business is in 113  
this state or any other state may charter or otherwise acquire 114  
an Ohio bank, and a bank may acquire banking offices in this 115  
state by merger or consolidation with or transfer of assets and 116  
liabilities from a bank, savings bank, or savings association 117  
that has offices in this state, if, upon consummation of the 118  
acquisition, both of the following will apply: 119

(1) The acquiring bank ~~with, or the acquiring,~~ bank 120  
holding company ~~through,~~ federal savings association, or savings 121  
and loan holding company, with or through its affiliate banks, 122  
savings banks, and savings associations, does not control more 123  
than ten per cent of the total deposits of banks, savings banks, 124  
and savings associations in the United States, and either of the 125  
following applies: 126

(a) The acquiring bank ~~with, or the,~~ acquiring bank 127  
holding company ~~through,~~ federal savings association, or savings 128  
and loan holding company, with or through its affiliate banks, 129  
savings banks, and savings associations, does not control more 130  
than thirty per cent of the total deposits of banks, savings 131  
banks, and savings associations in this state. 132

(b) The acquiring bank ~~with, or the,~~ acquiring bank 133  
holding company ~~through, federal savings association, or savings~~ 134  
and loan holding company, with or through its affiliate banks, 135  
savings banks, and savings associations, controls more than 136  
thirty per cent of the total deposits of banks, savings banks, 137  
and savings associations in this state, and the superintendent 138  
approved the acquisition after determining the anticompetitive 139  
effects of the acquisition were clearly outweighed in the public 140  
interest by the probable effect of the transaction. 141

(2) Except in the case of a foreign bank subject to 142  
Chapter 1119. of the Revised Code or a bank that by the terms of 143  
its articles of incorporation or association is not permitted to 144  
solicit or accept deposits other than trust funds, the Ohio bank 145  
or any bank that has banking offices in this state will be an 146  
insured bank as defined in section 3(h) of the "Federal Deposit 147  
Insurance Act," 92 Stat. 614 (1978), 12 U.S.C.A. 1813(h). 148

(C) (1) Any bank holding company proposing to charter a 149  
state bank under this section shall comply with Chapter 1113. or 150  
1114. of the Revised Code and any rules adopted to implement 151  
that chapter. 152

(2) If, after the proposed acquisition, the acquiring bank 153  
or bank holding company will control an existing state bank the 154  
acquiring bank or bank holding company did not control before 155  
the acquisition, and the acquisition does not include the merger 156  
or consolidation of the existing state bank with another bank, 157  
the acquiring bank or bank holding company shall comply with 158  
section 1115.06 of the Revised Code and any rules adopted to 159  
implement that section. 160

(3) If the proposed acquisition will be accomplished by 161  
means of a merger or consolidation with a state bank and the 162

resulting bank of the merger or consolidation will be a state 163  
bank, the state bank shall comply with section 1115.11 of the 164  
Revised Code and any rules adopted to implement that section. 165

(4) If the proposed acquisition will be accomplished by 166  
means of a transfer of assets and liabilities to a state bank, 167  
the state bank shall comply with section 1115.14 of the Revised 168  
Code and any rules adopted to implement that section. 169

(5) If the proposed acquisition will be accomplished by 170  
forming a bank to which the bank to be acquired will transfer 171  
assets and liabilities, or with which the bank to be acquired 172  
will be merged or consolidated and the resulting bank will be a 173  
state bank, the acquiring bank holding company shall comply with 174  
section 1115.23 of the Revised Code and any rules adopted to 175  
implement that section. 176

**Sec. 1319.17.** (A) As used in this section: 177

(1) "Business" means a sole proprietorship, partnership, 178  
corporation, limited liability company, or other commercial 179  
entity, whether for profit or not for profit. 180

(2) "Commercial credit report" means any report provided 181  
to a business for a legitimate business purpose, relating to the 182  
financial status or payment habits of a business that is the 183  
subject of the report. "Commercial credit report" does not 184  
include any of the following: 185

(a) A report prepared for commercial insurance 186  
underwriting, claims, or auditing purposes; 187

(b) A report containing information related to 188  
transactions or experiences between the subject and the person 189  
making the report; 190

(c) An authorization or approval of a specific extension 191  
of credit directly or indirectly by the issuer of a credit card 192  
or similar device; 193

(d) Any report in which a person that has been requested 194  
by a third party to make a specific extension of credit directly 195  
or indirectly to the subject conveys its decision with respect 196  
to that request. 197

(3) "Commercial credit reporting agency" means any person 198  
or entity that regularly engages in the practice of compiling 199  
and maintaining commercial credit reports on a business 200  
operating in this state for the purpose of providing commercial 201  
credit reports and, for monetary fees, dues, or on a cooperative 202  
nonprofit basis, provides such commercial credit reports on a 203  
business operating in this state to third parties. 204

"Commercial credit reporting agency" does not include a 205  
person or entity that does not maintain a database of commercial 206  
credit reports from which new commercial credit reports are 207  
produced. 208

(4) "Subject" means the business operating in this state 209  
about which a commercial credit report has been compiled. 210

(B) Upon the request of a representative of the subject of 211  
a commercial credit report, a commercial credit reporting agency 212  
shall provide the subject's commercial credit report. The report 213  
shall be provided to the subject at a cost not greater than what 214  
is charged to third parties and may be printed or in electronic 215  
form. The report shall be in a format routinely made available 216  
to third parties. A commercial credit reporting agency may 217  
protect the identity of sources of information to be used in 218  
commercial credit reports. 219



(C) Within thirty days after receipt of a commercial credit report, a representative of the subject of the report may file with the commercial credit reporting agency a written summary statement identifying each particular statement in the report that the subject of the report believes contains an inaccurate statement of fact and indicating the nature of the disagreement with the statement. Within thirty days after receipt of a subject's summary statement of disagreement, the commercial credit reporting agency at no cost to the subject shall do either of the following: 220  
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(1) Delete the disputed statement of fact from the report and, thereafter, block any repeat reporting of that disputed statement unless its accuracy has been verified; 230  
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(2) Include in the report a notice of the subject's assertion that the statement of fact is inaccurate. 233  
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(D) Nothing in this section shall be construed to provide a private right of action, including a class action, with respect to any act or practice regulated under this section. 235  
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**Sec. 1321.52.** (A) (1) A registrant may make loans, other than a residential mortgage loan as defined in section 1322.01 of the Revised Code, on terms and conditions provided by sections 1321.51 to 1321.60 of the Revised Code. 238  
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(2) Each person issued a certificate of registration is subject to all the rules prescribed under sections 1321.51 to 1321.60 of the Revised Code. 242  
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(B) (1) All loans made to persons who at the time are residents of this state are considered as made within this state and subject to the laws of this state, regardless of any statement in the contract or note to the contrary, except if the 245  
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loan is for the purpose of purchasing goods acquired by the 249  
borrower when the borrower is outside of this state, the loan 250  
may be governed by the laws of the other state. 251

(2) Nothing in division (B)(1) of this section prevents a 252  
choice of law or requires registration of persons outside of 253  
this state in a transaction involving the solicitation of 254  
residents of this state to obtain non-real estate secured loans 255  
that require the borrowers to physically visit a lender's out- 256  
of-state office to apply for and obtain the disbursement of loan 257  
funds. 258

(C) A registrant may make unsecured loans and loans 259  
secured by other than residential real estate or a dwelling as 260  
those terms are defined in section 1322.01 of the Revised Code. 261

(D) For the purpose of registering persons under and 262  
requiring compliance with sections 1321.51 to 1321.60 of the 263  
Revised Code, the superintendent may do any of the following: 264

(1) Require any person registered under or applying for 265  
registration under these sections to do both of the following: 266

(a) Utilize the national multistate licensing system for 267  
application, renewal, amendment, or surrender of a license or 268  
for any other activity as the superintendent may require; 269

(b) Pay all applicable charges to utilize the national 270  
multistate licensing system. 271

(2) Establish requirements as necessary for the use of the 272  
national multistate licensing system to meet the purposes of 273  
these sections, including: 274

(a) Background checks for: 275

(i) Criminal history through fingerprint or other 276

<u>databases;</u>	277
<u>(ii) Civil or administrative records;</u>	278
<u>(iii) Credit history;</u>	279
<u>(iv) Any other information considered necessary by the</u> <u>national multistate licensing system or the superintendent.</u>	280 281
<u>(b) The payment of fees to apply for or renew licenses</u> <u>through the multistate licensing system;</u>	282 283
<u>(c) The setting or resetting of renewal or reporting</u> <u>dates;</u>	284 285
<u>(d) Requirements for amending or surrendering a license or</u> <u>any other such activities as the superintendent considers</u> <u>necessary for participation in the national multistate licensing</u> <u>system.</u>	286 287 288 289
<b>Sec. 1321.68.</b> (A) A licensee may contract for and receive interest, calculated according to the actuarial method, at a rate or rates not exceeding twenty-five per cent per year on the unpaid principal balances of the loan. Loans may be interest- bearing or precomputed.	290 291 292 293 294
(B) For purposes of computation of time on interest- bearing and precomputed loans, including, but not limited to, the calculation of interest, a month is considered one-twelfth of a year, and a day is considered one three hundred sixty-fifth of a year when calculation is made for a fraction of a month. A year is as defined in section 1.44 of the Revised Code. A month is that period described in section 1.45 of the Revised Code. Alternatively, a licensee may consider a day as one three hundred sixtieth of a year and each month as having thirty days.	295 296 297 298 299 300 301 302 303
(C) With respect to interest-bearing loans:	304

(1) (a) Interest shall be computed on unpaid principal 305  
balances outstanding from time to time, for the time 306  
outstanding. 307

(b) As an alternative to the method of computing interest 308  
set forth in division (C) (1) (a) of this section, a licensee may 309  
charge and collect interest for the first installment period 310  
based on elapsed time from the date of the loan to the first 311  
scheduled payment due date, and for each succeeding installment 312  
period from the scheduled payment due date to the next scheduled 313  
payment due date, regardless of the date or dates the payments 314  
are actually made. 315

(c) Whether a licensee computes interest pursuant to 316  
division (C) (1) (a) or (b) of this section, each payment shall be 317  
applied first to unpaid charges, then to interest, and the 318  
remainder to the unpaid principal balance. However, if the 319  
amount of the payment is insufficient to pay the accumulated 320  
interest, the unpaid interest continues to accumulate to be paid 321  
from the proceeds of subsequent payments and is not added to the 322  
principal balance. 323

(2) Interest shall not be compounded, collected, or paid 324  
in advance. However, both of the following apply: 325

(a) Interest may be charged to extend the first monthly 326  
installment period by not more than fifteen days, and the 327  
interest charged for the extension may be added to the principal 328  
amount of the loan. 329

(b) If part or all of the consideration for a new loan 330  
contract is the unpaid principal balance of a prior loan, the 331  
principal amount payable under the new loan contract may include 332  
any unpaid interest that has accrued. The resulting loan 333

contract shall be deemed a new and separate loan transaction for 334  
purposes of this section. The unpaid principal balance of a 335  
precomputed loan is the balance due after refund or credit of 336  
unearned interest as provided in division (D) (3) of this 337  
section. 338

(D) With respect to precomputed loans: 339

(1) Loans shall be repayable in monthly installments of 340  
principal and interest combined, except that: 341

(a) The first installment period may exceed one month by 342  
not more than fifteen days, and the first installment payment 343  
amount may be larger than the remaining payments by the amount 344  
of interest charged for the extra days. 345

(b) Monthly installment payment dates may be omitted to 346  
accommodate borrowers with seasonal income. 347

(2) Payments may be applied to the combined total of 348  
principal and precomputed interest until maturity of the loan. A 349  
licensee may charge interest after the original or deferred 350  
maturity of a precomputed loan at the rate specified in division 351  
(A) of this section on all unpaid principal balances for the 352  
time outstanding. 353

(3) When any loan contract is paid in full by cash, 354  
renewal, refinancing, or a new loan, one month or more before 355  
the final installment due date, the licensee shall refund, or 356  
credit the borrower with, the total of the applicable charges 357  
for all fully unexpired installment periods, as originally 358  
scheduled or as deferred, that follow the day of prepayment. If 359  
the prepayment is made other than on a scheduled installment due 360  
date, the nearest scheduled installment due date shall be used 361  
in such computation. If the prepayment occurs prior to the first 362

installment due date, the licensee may retain one-thirtieth of 363  
the applicable charge for a first installment period of one 364  
month for each day from date of loan to date of prepayment, and 365  
shall refund, or credit the borrower with, the balance of the 366  
total interest contracted for. If the maturity of the loan is 367  
accelerated for any reason and judgment is entered, the licensee 368  
shall credit the borrower with the same refund as if prepayment 369  
in full had been made on the date the judgment is entered. 370

(4) If the parties agree in writing, either in the loan 371  
contract or in a subsequent agreement, to a deferment of wholly 372  
unpaid installments, a licensee may grant a deferment and may 373  
collect a deferment charge as provided in this section. A 374  
deferment postpones the scheduled due date of the earliest 375  
unpaid installment and all subsequent installments as originally 376  
scheduled, or as previously deferred, for a period equal to the 377  
deferment period. The deferment period is that period during 378  
which no installment is scheduled to be paid by reason of the 379  
deferment. The deferment charge for a one-month period may not 380  
exceed the applicable charge for the installment period 381  
immediately following the due date of the last undeferred 382  
installment. A proportionate charge may be made for deferment 383  
for periods of more or less than one month. A deferment charge 384  
is earned pro rata during the deferment period and is fully 385  
earned on the last day of the deferment period. If a loan is 386  
prepaid in full during a deferment period, the licensee shall 387  
make, or credit to the borrower, a refund of the unearned 388  
deferment charge in addition to any other refund or credit made 389  
for prepayment of the loan in full. 390

(E) A licensee, at the request of the borrower, may 391  
obtain, on one or more borrowers, credit life insurance, credit 392  
accident and health insurance, and unemployment insurance. The 393

premium or identifiable charge for the insurance may be included 394  
in the principal amount of the loan and may not exceed the 395  
premium rate filed by the insurer with the superintendent of 396  
insurance and not disapproved by the superintendent. If a 397  
licensee obtains the insurance at the request of the borrower, 398  
the borrower shall have the right to cancel the insurance for a 399  
period of twenty-five days after the loan is made. If the 400  
borrower chooses to cancel the insurance, the borrower shall 401  
give the licensee written notice of this choice and shall return 402  
all of the policies or certificates of insurance or notices of 403  
proposed insurance to the licensee during such period, and the 404  
full premium or identifiable charge for the insurance shall be 405  
refunded to the borrower by the licensee. If the borrower 406  
requests, in the notice to cancel the insurance, that this 407  
refund be applied to reduce the balance of a precomputed loan, 408  
the licensee shall credit the amount of the refund plus the 409  
amount of interest applicable to the refund to the loan balance. 410  
If the licensee obtains the insurance at the request of the 411  
borrower, the licensee shall not charge or collect interest on 412  
any insured amount that remains unpaid after the insured 413  
borrower's date of death. 414

(F) A licensee may require the borrower to provide 415  
insurance or a loss payable endorsement covering reasonable 416  
risks of loss, damage, and destruction of property used as 417  
security for the loan and with the consent of the borrower such 418  
insurance may cover property of the borrower other than that 419  
which is security for the loan. The amount and term of required 420  
property insurance shall be reasonable in relation to the amount 421  
and term of the loan contract and the type and value of the 422  
security, and the insurance shall be procured in accordance with 423  
the insurance laws of this state. The purchase of this insurance 424

through the licensee or an agent or broker designated by the 425  
licensee shall not be a condition precedent to the granting of 426  
the loan. If the borrower purchases the insurance from or 427  
through the licensee or from another source, the premium may be 428  
included in the principal amount of the loan. 429

(G) (1) In addition to the interest and charges provided 430  
for by this section, no further or other amount, whether in the 431  
form of broker fees, placement fees, or any other fees 432  
whatsoever, shall be charged or received by the licensee, except 433  
that: 434

(a) The licensee may charge and receive costs and 435  
disbursements in connection with any suit to collect a loan or 436  
any lawful activity to realize on a security interest after 437  
default, including reasonable attorney's fees incurred by the 438  
licensee as a result of the suit or activity and to which the 439  
licensee becomes entitled by law. 440

(b) The licensee may include the following additional 441  
charges in the principal amount of the loan or collect the 442  
following additional charges at any time after the loan is made: 443

(i) The amounts of fees authorized by law to record, file, 444  
or release security interests on a loan; 445

(ii) Fees received from borrowers to record, file, or 446  
release a security interest on a loan for purposes either of 447  
purchasing insurance to insure the licensee against losses for 448  
failure to record or file or creating a self-insurance fund to 449  
reimburse the licensee against losses for failure to record or 450  
file; 451

(iii) Fees for credit investigations not exceeding twenty- 452  
five dollars provided a licensee obtains a consumer report in 453



connection with an application for a grant, extension, or other 454  
provision of credit to a consumer that is based in whole or in 455  
part on the consumer report. 456

(2) Division (G)(1) of this section does not limit the 457  
rights of licensees to engage in other transactions with 458  
borrowers, provided the transactions are not a condition of the 459  
loan. As used in this division, a transaction shall not be 460  
considered a "condition of the loan" if it meets both of the 461  
following conditions: 462

(a) It is not required for the extension of the credit. 463

(b) It is a charge that is not considered a "finance 464  
charge" pursuant to 12 C.F.R. 1026.4. 465

(H) If the loan contract or security instrument contains 466  
covenants by the borrower to perform certain duties pertaining 467  
to insuring or preserving security and the licensee pursuant to 468  
the loan contract or security instrument pays for performance of 469  
the duties on behalf of the borrower, the licensee may add the 470  
amounts paid to the unpaid principal balance of the loan or 471  
collect them separately. A charge for interest may be made for 472  
sums advanced not exceeding the rate of interest permitted by 473  
division (A) of this section. Within a reasonable time after 474  
advancing a sum, the licensee shall notify the borrower in 475  
writing of the amount advanced, any interest charged with 476  
respect to the amount advanced, and any revised payment 477  
schedule, and shall include a brief description of the reason 478  
for the advance. 479

(I)(1) In addition to any other permissible fees and 480  
charges, a licensee may charge and receive the following: 481

(a) If the principal amount of the loan is five hundred 482

dollars or less, loan origination charges not exceeding fifteen	483
dollars;	484
(b) If the principal amount of the loan is more than five	485
hundred dollars but less than one thousand dollars, loan	486
origination charges not exceeding thirty dollars;	487
(c) If the principal amount of the loan is at least one	488
thousand dollars but less than two thousand dollars, loan	489
origination charges not exceeding one hundred dollars;	490
(d) If the principal amount of the loan is at least two	491
thousand dollars but less than five thousand dollars, loan	492
origination charges not exceeding two hundred dollars;	493
(e) If the principal amount of the loan is at least five	494
thousand dollars, loan origination charges not exceeding the	495
greater of two hundred fifty dollars or one per cent of the	496
principal amount of the loan.	497
(2) Loan origination charges may be paid by the borrower	498
at the time of the loan or may be included in the principal	499
amount of the loan.	500
(J) A licensee may charge and receive check collection	501
charges not greater than twenty dollars plus any amount passed	502
on from other depository institutions for each check, negotiable	503
order of withdrawal, share draft, or other negotiable instrument	504
returned or dishonored for any reason.	505
(K) If the loan contract so provides, a licensee may	506
collect a default charge on any installment not paid in full	507
within ten days after its due date. For this purpose, all	508
installments are considered paid in the order in which they	509
become due. Any amounts applied to an outstanding loan balance	510
as a result of voluntary release of a security interest, sale of	511

security on the loan, or cancellation of insurance shall be 512  
considered payments on the loan, unless the parties otherwise 513  
agree in writing at the time the amounts are applied. A licensee 514  
shall not collect more than one default charge per unpaid 515  
installment regardless of the number of months the installment 516  
remains fully unpaid. The amount of the default charge shall not 517  
exceed the greater of five per cent of the scheduled installment 518  
or fifteen dollars. 519

**Sec. 1322.01.** As used in this chapter: 520

(A) "Administrative or clerical tasks" mean the receipt, 521  
collection, and distribution of information common for the 522  
processing or underwriting of a loan in the mortgage industry, 523  
~~without performing any analysis of the information, and~~ 524  
communication with a consumer to obtain information necessary 525  
for the processing or underwriting of a residential mortgage 526  
loan, to the extent the communication does not include offering 527  
or negotiating loan rates or terms or counseling borrows about 528  
residential mortgage loan rates or terms. 529

(B) "Advertising" means a commercial message in any medium 530  
that promotes, either directly or indirectly, a residential 531  
mortgage lending transaction. 532

(C) "Application" has the same meaning as in 12 C.F.R. 533  
1026.2(a)(3). 534

(D) "Approved education course" means any course approved 535  
by the nationwide mortgage licensing system and registry. 536

(E) "Approved test provider" means any test provider 537  
approved by the nationwide mortgage licensing system and 538  
registry. 539

(F) "Bona fide nonprofit organization" means an 540

<u>organization that meets all of the following:</u>	541
<u>(1) Has the status of a tax-exempt organization under</u>	542
<u>section 501(c)(3) of the Internal Revenue Code of 1986, as</u>	543
<u>amended;</u>	544
<u>(2) Promotes affordable housing or provides homeownership</u>	545
<u>education or similar services;</u>	546
<u>(3) Conducts its activities in a manner that serves public</u>	547
<u>or charitable purposes, rather than commercial purposes;</u>	548
<u>(4) Receives funding and revenue and charges fees in a</u>	549
<u>manner that does not incentivize it or its employees to act</u>	550
<u>other than in the best interests of its clients;</u>	551
<u>(5) Compensates its employees in a manner that does not</u>	552
<u>incentivize employees to act other than in the best interests of</u>	553
<u>its clients;</u>	554
<u>(6) Provides, or identifies for the borrower, residential</u>	555
<u>mortgage loans with terms favorable to the borrower and</u>	556
<u>comparable to mortgage loans and housing assistance provided</u>	557
<u>under government housing assistance programs;</u>	558
<u>(7) Has obtained a valid letter of exemption from the</u>	559
<u>superintendent of financial institutions.</u>	560
<u>(G) "Borrower" means a person seeking a residential</u>	561
<u>mortgage loan or an obligor on a residential mortgage loan.</u>	562
<del>(G)</del> <u>(H) "Branch office" means a location at which a</u>	563
<u>licensee conducts business other than a registrant's principal</u>	564
<u>place of business, if at least one of the following applies to</u>	565
<u>the location:</u>	566
(1) The address of the location appears on business cards,	567

stationery, or advertising used by the registrant; 568

(2) The registrant's name or advertising at the location 569  
suggests that mortgage transactions are made at the location; 570

(3) The location is held out to the public as a licensee's 571  
place of business due to the actions of an employee or 572  
independent contractor of the registrant; or 573

(4) The location within this state is controlled directly 574  
or indirectly by the registrant. 575

~~(H)~~ (I) "Buyer" means an individual who is solicited to 576  
purchase or who purchases the services of a mortgage loan 577  
originator for purposes of obtaining a residential mortgage 578  
loan. "Buyer" includes an individual whose mortgage loan is 579  
serviced by a mortgage servicer. 580

~~(I)~~ (J) "Consumer reporting agency" has the same meaning 581  
as in the "Fair Credit Reporting Act," 84 Stat. 1128, 15 582  
U.S.C.A. 1681a, as amended. 583

~~(J)~~ (K) "Control" means the power, directly or indirectly, 584  
to direct the management or policies of an entity, whether 585  
through ownership of securities, by contract, or otherwise. A 586  
person is presumed to control an entity if that person: 587

(1) Is a director, general partner, or executive officer 588  
or is an individual that occupies a similar position or performs 589  
a similar function; 590

(2) Directly or indirectly has the right to vote five per 591  
cent or more of a class of a voting security or has the power to 592  
sell or direct the sale of five per cent or more of a class of 593  
voting securities; 594

(3) In the case of a limited liability company, is a 595

managing member; or 596

(4) In the case of a partnership, has the right to receive 597  
upon dissolution or has contributed five per cent or more of the 598  
capital. 599

~~(K)~~ (L) "Depository institution" has the same meaning as 600  
in section 3 of the "Federal Deposit Insurance Act," 12 U.S.C. 601  
1813(c), and also includes any credit union. 602

~~(I)~~ (M) "Dwelling" has the same meaning as in 15 U.S.C. 603  
1602(w). "Dwelling" includes a single condominium unit, 604  
cooperative unit, mobile home, and trailer, if it is used as a 605  
residence, whether or not that structure is attached to real 606  
property. 607

~~(M)~~ (N) "Employee" means an individual for whom a mortgage 608  
broker ~~or, mortgage lender, or mortgage servicer,~~ in addition to 609  
providing a wage or salary, pays social security and 610  
unemployment taxes, provides workers' compensation coverage, and 611  
withholds local, state, and federal income taxes. "Employee" 612  
also includes any individual who acts as a mortgage loan 613  
originator or operations manager of a registrant, but for whom 614  
the registrant is prevented by law from making income tax 615  
withholdings. 616

~~(N)~~ (O) "Entity" means a business organization, including 617  
a sole proprietorship. 618

~~(O)~~ (P) "Expungement" means a court-ordered process that 619  
involves the destruction of documentation related to past 620  
arrests and convictions. 621

~~(P)~~ (Q) "Federal banking agency" means the board of 622  
governors of the federal reserve system, the comptroller of the 623  
currency, the national credit union administration, or the 624

federal deposit insurance corporation. 625

~~(Q)~~ (R) "Immediate family" means an individual's spouse, 626  
child, stepchild, parent, stepparent, grandparent, grandchild, 627  
brother, sister, parent-in-law, brother-in-law, or sister-in- 628  
law. 629

~~(R)~~ (S) "Independent contractor" means an individual who 630  
performs duties for another person and is not subject to that 631  
person's supervision or control. 632

~~(S)~~ (T) "Individual" means a natural person. 633

~~(T)~~ (U) "Licensee" means any individual who has been 634  
issued a mortgage loan originator license under this chapter. 635

~~(U)~~ (V) "Loan commitment" means a statement transmitted in 636  
writing or electronically by a mortgage lender setting forth the 637  
terms and conditions upon which the mortgage lender is willing 638  
to make a particular residential mortgage loan to a particular 639  
borrower. 640

~~(V)~~ (W) "Loan processor or underwriter" means an 641  
individual who, with respect to the origination of a residential 642  
mortgage loan, performs ~~administrative or clerical tasks as an~~ 643  
~~employee at the direction of and subject to the supervision of a~~ 644  
~~mortgage lender or mortgage broker. For purposes of this~~ 645  
~~division, "origination of a residential mortgage loan" means all~~ 646  
~~activities related to a residential mortgage loan, from the~~ 647  
~~taking of a loan application through the completion of all~~ 648  
~~required loan closing documents and the funding of the loan~~ any 649  
of the following activities at the direction or subject to the 650  
supervision of a licensed mortgage loan originator or registered 651  
mortgage loan originator: 652

(1) Receiving, collecting, distributing, or analyzing 653

information common for the processing or underwriting of a 654  
residential mortgage loan; 655

(2) Communicating with a borrower to obtain the 656  
information necessary for the processing or underwriting of a 657  
loan, to the extent the communication does not include offering 658  
or negotiating loan rates or terms or counseling borrowers about 659  
residential mortgage loan rates or terms. 660

~~(W)~~(X) "Mortgage" means the consensual interest in real 661  
property located in this state, including improvements to that 662  
property, securing a debt evidence by a mortgage, trust 663  
indenture, deed of trust, or other lien on real property. 664

~~(X)~~(Y) "Mortgage broker" means an entity that for 665  
compensation or gain, or in the expectation of compensation or 666  
gain, obtains, attempts to obtain, or assists in obtaining a 667  
residential mortgage loan for a borrower from a mortgage lender 668  
in return for consideration or in anticipation of consideration. 669  
For purposes of this division, "attempting to obtain or 670  
assisting in obtaining" a residential mortgage loan includes 671  
referring a borrower to a mortgage lender, soliciting or 672  
offering to solicit a mortgage loan on behalf of a borrower, or 673  
negotiating or offering to negotiate the terms or conditions of 674  
a mortgage loan with a mortgage lender on behalf of a borrower. 675

~~(Y)~~(Z) "Mortgage lender" means an entity that for 676  
compensation or gain, or in the expectation of compensation or 677  
gain consummates a residential mortgage loan, advances funds, 678  
offers to advance funds, or commits to advancing funds for a 679  
residential mortgage loan applicant~~borrower~~. 680

~~(Z)~~(1)~~(AA)~~ (1) "Mortgage loan originator" means an 681  
individual who for compensation or gain, or in the expectation 682



of compensation or gain, does any of the following:	683
(a) Takes a residential mortgage loan application;	684
(b) Assists or offers to assist a buyer in obtaining or applying to obtain a residential mortgage loan by, among other things, advising on loan terms, including rates, fees, and other costs;	685 686 687 688
(c) Offers or negotiates terms of a residential mortgage loan;	689 690
(d) Issues or offers to issue a commitment for a residential mortgage loan to a buyer.	691 692
(2) "Mortgage loan originator" does not include any of the following:	693 694
(a) An individual who performs purely administrative or clerical tasks on behalf of a mortgage loan originator;	695 696
(b) A person licensed under Chapter 4735. of the Revised Code, or under the similar law of another state, who performs only real estate brokerage activities permitted by that license, provided the person is not compensated by a mortgage lender, mortgage broker, mortgage loan originator, or by any agent thereof;	697 698 699 700 701 702
(c) A person solely involved in extensions of credit relating to timeshare plans, as that term is defined in 11 U.S.C. 101;	703 704 705
(d) An employee of a mortgage lender or mortgage broker who acts solely as a loan processor or underwriter and who does not represent to the public, through advertising or other means of communicating, including the use of business cards, stationery, brochures, signs, rate lists, or other promotional	706 707 708 709 710

items, that the employee can or will perform any of the 711  
activities of a mortgage loan originator; 712

(e) A licensed attorney who negotiates the terms of a 713  
residential mortgage loan on behalf of a client as an ancillary 714  
matter to the attorney's representation of the client, unless 715  
the attorney is compensated by a mortgage lender, a mortgage 716  
broker, or another mortgage loan originator, or by any agent 717  
thereof; 718

(f) Any person engaged in the retail sale of manufactured 719  
homes, mobile homes, or industrialized units, including a 720  
manufactured home park operator, as defined in section 4781.01 721  
of the Revised Code if, in connection with financing those 722  
retail sales, the person ~~only assists the borrower by providing~~ 723  
~~or transmitting the loan application and~~ does not do any of the 724  
following: 725

(i) Offer or negotiate the residential mortgage loan rates 726  
or terms; 727

~~(ii) Provide any counseling with borrowers about~~ 728  
~~residential mortgage loan rates or terms.~~ Fail to give a borrower 729  
written disclosure of any corporate affiliation the person has 730  
with any lender, or fail to refer a borrower to at least one 731  
unaffiliated lender if the person recommends a lender with which 732  
the person has a corporate affiliation; 733

(iii) Receive any ~~payment~~ compensation or ~~fee~~ gain from 734  
any company or individual for assisting the borrower obtain or 735  
apply for financing to purchase the manufactured home, mobile 736  
home, or industrialized unit; 737

~~(iv) Assist the borrower in completing a residential~~ 738  
~~mortgage loan application.~~ 739

(g) An individual employed by a bona fide nonprofit 740  
organization ~~that is recognized as tax exempt under 26 U.S.C.~~ 741  
~~501(e)(3) and whose primary activity is the construction,~~ 742  
~~remodeling, or rehabilitation of homes for use by low income~~ 743  
~~families, provided that the nonprofit organization makes no~~ 744  
~~profit mortgage loans or mortgage loans at zero per cent~~ 745  
~~interest to low income families and no fees accrue directly to~~ 746  
~~the nonprofit organization or individual employed by the~~ 747  
~~nonprofit organization from those mortgage loans and that the~~ 748  
~~United States department of housing and urban development does~~ 749  
~~not deny this exemption.~~ acting within the scope of employment 750  
with respect to residential mortgage loans with terms that are 751  
favorable to the borrower; 752

(h) An employee of a loan processing or underwriting 753  
company that provides loan processing or underwriting services 754  
to one or more mortgage lenders or mortgage brokers under a 755  
contract between the loan processing or underwriting company and 756  
the mortgage lenders or mortgage brokers, provided the employee 757  
performs only clerical or support duties and performs those 758  
duties only at the direction of and subject to the supervision 759  
and instruction of a licensed mortgage loan originator employee 760  
of the same loan processing and underwriting company, and 761  
provided that the loan processing and underwriting company has 762  
obtained a letter of exemption provided for in a rule adopted by 763  
the superintendent of financial institutions. 764

~~(AA)~~ ~~(BB)~~ "Mortgage servicer" means an entity a person 765  
that, for compensation or gain for itself or on behalf of the 766  
holder of a residential mortgage loan, holds the servicing 767  
rights for more than five residential mortgage loans, records 768  
mortgage payments on its books for more than five residential 769  
mortgage loans, or performs other functions to carry out the 770

residential mortgage holder's obligations or rights under the 771  
mortgage agreement for more than five residential mortgage loans 772  
including, when applicable, the receipt of funds from the 773  
mortgagor to be held in escrow for payment of real estate taxes 774  
and insurance premiums and the distribution of such funds to the 775  
taxing authority and insurance company. 776

~~(BB)~~ (CC) "Nationwide mortgage licensing system and 777  
registry" means a licensing system developed and maintained by 778  
the conference of state bank supervisors and the American 779  
association of residential mortgage regulators, or their 780  
successor entities, for the licensing and registration of 781  
persons providing non-depository financial services. 782

~~(CC)~~ (DD) "Nontraditional mortgage product" means any 783  
mortgage product other than a thirty-year fixed rate mortgage. 784

~~(DD)~~ (EE) "Person" means an individual, sole 785  
proprietorship, corporation, company, limited liability company, 786  
partnership, limited liability partnership, trust, or 787  
association. 788

~~(EE)~~ (FF) "Real estate brokerage activity" means any 789  
activity that involves offering or providing real estate 790  
brokerage services to the public, including all of the 791  
following: 792

(1) Acting as a real estate salesperson or real estate 793  
broker for a buyer, seller, lessor, or lessee of real property; 794

(2) Bringing together parties interested in the sale, 795  
purchase, lease, rental, or exchange of real property; 796

(3) Negotiating, on behalf of any party, any portion of a 797  
contract relating to the sale, purchase, lease, rental, or 798  
exchange of real property, other than in connection with 799

providing financing for any such transaction; 800

(4) Engaging in any activity for which a person engaged in 801  
that activity is required to be licensed as a real estate 802  
salesperson or real estate broker under the law of this state; 803

(5) Offering to engage in any activity, or to act in any 804  
capacity, described in division ~~(EE)~~(FF) of this section. 805

~~(FF)~~(GG) "Registered mortgage loan originator" means an 806  
individual to whom both of the following apply: 807

(1) The individual is a mortgage loan originator and an 808  
employee of a depository institution, a subsidiary that is owned 809  
and controlled by a depository institution and regulated by a 810  
federal banking agency, or an institution regulated by the farm 811  
credit administration. 812

(2) The individual is registered with, and maintains a 813  
unique identifier through, the nationwide mortgage licensing 814  
system and registry. 815

~~(GG)~~(HH) "Registrant" means any person that has been 816  
issued a certificate of registration under this chapter. 817

~~(HH)~~(II) "Residential mortgage loan" means any loan that 818  
meets both of the following requirements: 819

(1) It is primarily for personal, family, or household use 820  
and is secured by a mortgage, deed of trust, or other equivalent 821  
consensual security interest on a dwelling or on residential 822  
real estate ~~located in Ohio.~~ 823

(2) It is provided and secured by a first lien holder 824  
secured creditor or by a ~~second~~subordinate lien holder secured 825  
creditor. 826

~~(II)~~ (JJ) "Residential real estate" means any real 827  
property located in this state upon which is constructed a 828  
dwelling or upon which a dwelling is intended to be built within 829  
a two-year period, subject to 24 C.F.R. 3500.5(b)(4). For 830  
purposes of this division, a borrower's intent to build a 831  
dwelling within a two-year period is presumed unless the 832  
borrower has submitted a written, signed statement to the 833  
contrary. 834

~~(JJ)~~ (KK) "Superintendent of financial institutions" 835  
includes the deputy superintendent for consumer finance as 836  
provided in section 1181.21 of the Revised Code. 837

~~(KK)~~ (LL) "Transaction of business as a mortgage lender, 838  
mortgage servicer, or mortgage broker in this state" means 839  
originating, brokering, or servicing five or more residential 840  
mortgage loans in any twelve-month period in any of the 841  
following circumstances: 842

(1) For any resident in this state; 843

(2) For any property in this state; 844

(3) By a person who is physically located in this state 845  
even if the property in question is in another state. 846

(MM) "Unique identifier" means a number or other 847  
identifier assigned by protocols established by the nationwide 848  
mortgage licensing system and registry. 849

**Sec. 1322.02.** The superintendent of financial institutions 850  
may, by rule, amend the definition of mortgage loan originator, 851  
mortgage broker, ~~or mortgage lender,~~ mortgage servicer, or any 852  
other definition in section 1322.01 of the Revised Code, or the 853  
criteria for an entity to obtain a letter of exemption ~~under~~ 854  
~~division (B) (1) of section 1322.05 of the Revised Code,~~ or a 855

registration or license, under this chapter, if the 856  
superintendent finds that the change is necessary to remain 857  
consistent with the purposes intended by the policy and 858  
provisions of the "Secure and Fair Enforcement for Mortgage 859  
Licensing Act of 2008," 122 Stat. 2810, 12 U.S.C. 5101. 860

Rules authorized by this section shall be adopted in 861  
accordance with Chapter 119. of the Revised Code. 862

**Sec. 1322.04.** This chapter does not apply to any of the 863  
following: 864

(A) Any entity chartered and lawfully doing business under 865  
the authority of any law of this state, another state, or the 866  
United States as a bank, savings bank, trust company, savings 867  
and loan association, or credit union, or a subsidiary of any 868  
such entity, which subsidiary is regulated by a federal banking 869  
agency and is owned and controlled by a depository institution; 870

(B) A consumer reporting agency that is in substantial 871  
compliance with the "Fair Credit Reporting Act," 84 Stat. 1128, 872  
15 U.S.C. 1681a, as amended; 873

(C) Any political subdivision, or any governmental or 874  
other public entity, corporation, instrumentality, or agency, in 875  
or of the United States or any state; 876

(D) A college or university, or controlled entity of a 877  
college or university, as those terms are defined in section 878  
1713.05 of the Revised Code; 879

(E) Any entity created solely for the purpose of 880  
securitizing loans secured by an interest in real estate, 881  
~~provide~~ provided the entity does not service the loans. As used 882  
in this division, "securitizing" means the packaging and sale of 883  
mortgage loans as a unit for sale as investment securities, but 884

only to the extent of those activities. 885

(F) Any person engaged in the retail sale of manufactured 886  
homes, mobile homes, or industrialized units, including a 887  
manufactured home park operator, as defined in section 4781.01 888  
of the Revised Code, if, in connection with obtaining financing 889  
by others for those retail sales, the person ~~only assists the~~ 890  
~~borrower by providing or transmitting the loan application and~~ 891  
does not do any of the following: 892

(1) Offer or negotiate the residential mortgage loan rates 893  
or terms; 894

~~(2) Provide any counseling with borrowers about~~ 895  
~~residential mortgage loan rates or terms.~~ Fail to give a borrower 896  
written disclosure of any corporate affiliation the person has 897  
with any lender, or fail to refer a borrower to at least one 898  
unaffiliated lender if the person recommends a lender with which 899  
the person has a corporate affiliation; 900

(3) Receive any ~~payment compensation or fee gain~~ from any 901  
company or individual for assisting the borrower to obtain or 902  
apply for financing to purchase the manufactured home, mobile 903  
home, or industrialized unit; 904

~~(4) Assist the borrower in completing the residential~~ 905  
~~mortgage loan application.~~ 906

(G) A bona fide nonprofit organization ~~that is recognized~~ 907  
~~as tax exempt under 26 U.S.C. 501(c)(3) and whose primary~~ 908  
~~activity is the construction, remodeling, or rehabilitation of~~ 909  
~~homes for use by low income families, provided that the~~ 910  
~~organization makes no-profit mortgage loans or mortgage loans at~~ 911  
~~zero per cent interest to low income families and no fees accrue~~ 912  
~~directly to the organization from those mortgage loans and that~~ 913



~~the United States department of housing and urban development~~ 914  
~~does not deny this exemption;~~ 915

(H) A credit union service organization, provided that the 916  
organization utilizes services provided by registered mortgage 917  
loan originators or that it holds a valid letter of exemption 918  
issued by the superintendent of financial institutions under 919  
division (B) (1) of section 1322.05 of the Revised Code. 920

(I) A depository institution not otherwise required to be 921  
licensed under this chapter that voluntarily makes a filing on 922  
the nationwide mortgage licensing system and registry as an 923  
exempt entity for the purpose of licensing loan originators 924  
exclusively associated with the institution and that holds a 925  
valid letter of exemption issued by the superintendent pursuant 926  
to division (B) (1) of section 1322.05 of the Revised Code. 927

**Sec. 1322.07.** (A) (1) No person, on the person's own behalf 928  
or on behalf of any other person, shall ~~act engage in the~~ 929  
transaction of business as a mortgage lender, mortgage servicer, 930  
or mortgage broker in this state without first having obtained a 931  
certificate of registration from the superintendent of financial 932  
institutions for the principal office and every branch office to 933  
be maintained by the person for the transaction of business as a 934  
mortgage lender, mortgage servicer, or mortgage broker in this 935  
state. ~~A~~ 936

(2) A registrant shall maintain an office location for the 937  
transaction of business as a mortgage lender, mortgage servicer, 938  
or mortgage broker in ~~this any state of the United States.~~ 939  
Registrants are not required to maintain a physical location in 940  
this state. 941

(B) (1) No individual shall act as a mortgage loan 942

originator without first having obtained a license from the 943  
superintendent. A mortgage loan originator shall be employed by 944  
or associated with a ~~mortgage lender, mortgage broker,~~ 945  
registrant or entity holding a valid letter of exemption under 946  
~~division (B) (1) of section 1322.05 of the Revised Code~~this 947  
chapter, but shall not be employed by or associated with more 948  
than one registrant or entity holding a valid letter of 949  
exemption under ~~division (B) (1) of section 1322.05 of the~~ 950  
~~Revised Code~~ this chapter at any one time. 951

(2) An individual acting under the individual's authority 952  
as a registered mortgage loan originator shall not be required 953  
to be licensed under division (B) (1) of this section. 954

~~(3) An individual who holds a valid temporary mortgage~~ 955  
~~loan originator license issued pursuant to section 1322.24 of~~ 956  
~~the Revised Code may engage in the business of a mortgage loan~~ 957  
~~originator in accordance with this chapter during the term of~~ 958  
~~the temporary license.~~ 959

**Sec. 1322.09.** (A) (1) An application for a certificate of 960  
registration shall be in writing, under oath, and in a form 961  
prescribed by the superintendent of financial institutions that 962  
complies with the requirements of the nationwide mortgage 963  
licensing system and registry. The application shall be 964  
accompanied by a nonrefundable application fee of five hundred 965  
dollars for each location of an office to be maintained by the 966  
applicant in accordance with division (A) of section 1322.07 of 967  
the Revised Code and any additional fee required by the 968  
nationwide mortgage licensing system and registry. 969

(2) The application shall include the names and addresses 970  
of the owners, officers, or partners having control of the 971  
applicant, including all of the following: 972

<u>(a) In the case of a sole proprietor, the name and address of the sole proprietor;</u>	973 974
<u>(b) In the case of a partnership, the name and address of each partner;</u>	975 976
<u>(c) In the case of a corporation, the name and address of each shareholder owning five per cent or more of the corporation;</u>	977 978 979
<u>(d) In the case of any other entity, the name and address of any person that owns five per cent or more of any entity that will transact business under the certificate of registration.</u>	980 981 982
<u>(3) In addition to any information required by this section, an applicant shall furnish to the superintendent any reasonable information the superintendent may require.</u>	983 984 985
(B) Upon the filing of the application and payment of the nonrefundable application fee and any fee required by the nationwide mortgage licensing system and registry, the superintendent shall investigate the applicant and any individual whose identity is required to be disclosed in the application. As part of that investigation, the superintendent shall conduct a civil records check.	986 987 988 989 990 991 992
If, in order to issue a certificate of registration to an applicant, additional investigation by the superintendent outside this state is necessary, the superintendent may require the applicant to advance sufficient funds to pay the actual expenses of the investigation, if it appears that these expenses will exceed five hundred dollars. The superintendent shall provide the applicant with an itemized statement of the actual expenses that the applicant is required to pay.	993 994 995 996 997 998 999 1000
(C) In connection with applying for a certificate of	1001

registration, the applicant shall furnish to the nationwide 1002  
mortgage licensing system and registry information concerning 1003  
the applicant's identity, including all of the following for the 1004  
applicant and any individual with control of the applicant: 1005

(1) The applicant's fingerprints for submission to the 1006  
federal bureau of investigation, and any other governmental 1007  
agency or entity authorized to receive such information, for 1008  
purposes of a state, national, and international criminal 1009  
history background check; 1010

(2) Personal history and experience in a form prescribed 1011  
by the nationwide mortgage licensing system and registry, along 1012  
with authorization for the superintendent and the nationwide 1013  
mortgage licensing system and registry to obtain both of the 1014  
following: 1015

(a) An independent credit report from a consumer reporting 1016  
agency; 1017

(b) Information related to any administrative, civil, or 1018  
criminal findings by any governmental jurisdiction. 1019

(D) The superintendent shall pay all funds advanced and 1020  
application and renewal fees and penalties the superintendent 1021  
receives pursuant to this section and section 1322.10 of the 1022  
Revised Code to the treasurer of state to the credit of the 1023  
consumer finance fund created in section 1321.21 of the Revised 1024  
Code. 1025

(E) If an application for a certificate of registration 1026  
does not contain all of the information required under this 1027  
section, and if that information is not submitted to the 1028  
superintendent or to the nationwide mortgage licensing system 1029  
and registry within ninety days after the superintendent or the 1030

nationwide mortgage licensing system and registry requests the 1031  
information in writing, including by electronic transmission or 1032  
facsimile, the superintendent may consider the application 1033  
withdrawn. 1034

(F) A certificate of registration and the authority 1035  
granted under that certificate is not transferable or assignable 1036  
and cannot be franchised by contract or any other means. 1037

(G) (1) The superintendent may establish relationships or 1038  
enter into contracts with the nationwide mortgage licensing 1039  
system and registry, or any entities designated by it, to 1040  
collect and maintain records and process transaction fees or 1041  
other fees related to mortgage lender, mortgage servicer, or 1042  
mortgage broker certificates of registration or the persons 1043  
associated with a mortgage lender, mortgage servicer, or 1044  
mortgage broker. 1045

(2) For purposes of this section and to reduce the points 1046  
of contact that the federal bureau of investigation may have to 1047  
maintain, the division of financial institutions may use the 1048  
nationwide mortgage licensing system and registry as a 1049  
channeling agent for requesting information from and 1050  
distributing information to the United States department of 1051  
justice or other governmental agencies. 1052

(3) For purposes of this section and to reduce the points 1053  
of contact that the division may have to maintain, the division 1054  
may use the nationwide mortgage licensing system and registry as 1055  
a channeling agent for requesting information from and 1056  
distributing information to any source as determined by the 1057  
division. 1058

**Sec. 1322.10.** (A) Upon the conclusion of the investigation 1059

required under division (B) of section 1322.09 of the Revised Code, the superintendent of financial institutions shall issue a certificate of registration to the applicant if the superintendent finds that the following conditions are met:

(1) The application is accompanied by the application fee and any fee required by the nationwide mortgage licensing system and registry.

(a) If a check or other draft instrument is returned to the superintendent for insufficient funds, the superintendent shall notify the applicant by certified mail, return receipt requested, that the application will be withdrawn unless the applicant, within thirty days after receipt of the notice, submits the application fee and a one-hundred-dollar penalty to the superintendent. If the applicant does not submit the application fee and penalty within that time period, or if any check or other draft instrument used to pay the fee or penalty is returned to the superintendent for insufficient funds, the application shall be withdrawn.

(b) If a check or other draft instrument is returned to the superintendent for insufficient funds after the certificate of registration has been issued, the superintendent shall notify the registrant by certified mail, return receipt requested, that the certificate of registration issued in reliance on the check or other draft instrument will be canceled unless the registrant, within thirty days after receipt of the notice, submits the application fee and a one-hundred-dollar penalty to the superintendent. If the registrant does not submit the application fee and penalty within that time period, or if any check or other draft instrument used to pay the fee or penalty is returned to the superintendent for insufficient funds, the

certificate of registration shall be canceled immediately 1090  
without a hearing, and the registrant shall cease activity as a 1091  
mortgage broker, mortgage lender, or mortgage servicer. 1092

(2) If the application is for a location that is a 1093  
residence, evidence that the use of the residence to transact 1094  
business as a mortgage lender ~~or~~, mortgage broker, or mortgage 1095  
servicer is not prohibited. 1096

(3) The applicant maintains all necessary filings and 1097  
approvals required by the secretary of state. 1098

(4) The applicant complies with the surety bond 1099  
requirements of section 1322.32 of the Revised Code. 1100

(5) The applicant has not made a material misstatement of 1101  
fact or material omission of fact in the application. 1102

(6) Neither the applicant nor any person whose identity is 1103  
required to be disclosed on an application for a certificate of 1104  
registration has had such a certificate of registration or 1105  
mortgage loan originator license, or any comparable authority, 1106  
revoked in any governmental jurisdiction or has pleaded guilty 1107  
or nolo contendere to or been convicted of any of the following 1108  
in a domestic, foreign, or military court: 1109

(a) During the seven-year period immediately preceding the 1110  
date of application for the certificate of registration, a 1111  
misdemeanor involving theft or any felony; 1112

(b) At any time prior to the date the application for the 1113  
certificate of registration is approved, a felony involving an 1114  
act of fraud, dishonesty, a breach of trust, theft, or money 1115  
laundering. 1116

(7) The applicant's operations manager successfully 1117

completed the examination required by section 1322.27 of the 1118  
Revised Code. 1119

(8) The applicant's financial responsibility, experience, 1120  
character, and general fitness command the confidence of the 1121  
public and warrant the belief that the business will be operated 1122  
honestly, fairly, and efficiently in compliance with the 1123  
purposes of this chapter and the rules adopted thereunder. The 1124  
superintendent shall not use a credit score or a bankruptcy as 1125  
the sole basis for registration denial. 1126

(B) For purposes of determining whether an applicant that 1127  
is a partnership, corporation, or other business entity or 1128  
association has met the conditions set forth in divisions (A) (6) 1129  
and (8) of this section, the superintendent shall determine 1130  
which partners, shareholders, or persons named in the 1131  
application must meet those conditions. This determination shall 1132  
be based on the extent and nature of the partner's, 1133  
shareholder's, or person's ownership interest in the 1134  
partnership, corporation, or other business entity or 1135  
association that is the applicant and on whether the person is 1136  
in a position to direct, control, or adversely influence the 1137  
operations of the applicant. 1138

(C) The certificate of registration issued pursuant to 1139  
division (A) of this section may be renewed annually on or 1140  
before the thirty-first day of December if the superintendent 1141  
finds that all of the following conditions are met: 1142

(1) The renewal application is accompanied by a 1143  
nonrefundable renewal fee of five hundred dollars for each 1144  
location of an office to be maintained by the applicant in 1145  
accordance with division (A) of section 1322.07 of the Revised 1146  
Code and any fee required by the nationwide mortgage licensing 1147



system and registry. If a check or other draft instrument is returned to the superintendent for insufficient funds, the superintendent shall notify the registrant by certified mail, return receipt requested, that the certificate of registration renewed in reliance on the check or other draft instrument will be canceled unless the registrant, within thirty days after receipt of the notice, submits the renewal fee and a one-hundred-dollar penalty to the superintendent. If the registrant does not submit the renewal fee and penalty within that time period, or if any check or other draft instrument used to pay the fee or penalty is returned to the superintendent for insufficient funds, the certificate of registration shall be canceled immediately without a hearing and the registrant shall cease activity as a mortgage broker, mortgage lender, or mortgage servicer.

~~(2) The operations manager designated under section 1322.12 of the Revised Code has completed at least eight hours of continuing education as required under section 1322.28 of the Revised Code.~~

~~(3)~~ The applicant meets the conditions set forth in divisions (A) (2) to (8) of this section.

~~(4)~~ (3) The applicant's certificate of registration is not subject to an order of suspension or an unpaid and past due fine imposed by the superintendent.

(D) (1) Subject to division (D) (2) of this section, if a renewal fee or additional fee required by the nationwide mortgage licensing system and registry is received by the superintendent after the thirty-first day of December, the certificate of registration shall not be considered renewed, and the applicant shall cease activity as a mortgage lender ~~or,~~

mortgage broker, or mortgage servicer. 1178

(2) Division (D)(1) of this section shall not apply if the 1179  
applicant, not later than forty-five days after the renewal 1180  
deadline, submits the renewal fee or additional fee and a one- 1181  
hundred-dollar penalty to the superintendent. 1182

(E) Certificates of registration issued under this chapter 1183  
annually expire on the thirty-first day of December. 1184

(F) The pardon or expungement of a conviction shall not be 1185  
considered a conviction for purposes of this section. When 1186  
determining the eligibility of an applicant, the superintendent 1187  
may consider the underlying crime, facts, or circumstances 1188  
connected with a pardoned or expunged conviction. 1189

**Sec. 1322.12.** (A) Each registrant or entity holding a 1190  
valid letter of exemption under division (B)(1) of section 1191  
1322.05 of the Revised Code shall designate an employee or owner 1192  
of that registrant's business as the operations manager. The 1193  
operations manager shall be responsible for the management, 1194  
supervision, and control of a particular ~~location~~ registrant. 1195

(B) To be eligible for such a designation, an employee or 1196  
owner shall have at least three years of experience in the 1197  
residential mortgage and lending field including experience as a 1198  
mortgage loan originator ~~or,~~ registered mortgage loan 1199  
originator, or other experience related to the business of 1200  
residential mortgage lending that the superintendent determines 1201  
is sufficient. While acting as the operations manager, the 1202  
employee or owner shall be licensed as a mortgage loan 1203  
originator under this chapter and shall not be employed by any 1204  
other mortgage lender ~~or,~~ mortgage broker, or mortgage servicer. 1205  
~~This paragraph shall not apply to the designated operations-~~ 1206

~~manager of an entity registered exclusively as a mortgage- 1207  
servicer. 1208~~

(C) If the person designated as the operations manager 1209  
pursuant to this section ceases to be the operations manager, 1210  
the registrant shall do all of the following: 1211

(1) Within ninety days after the person ceases to be the 1212  
operations manager, designate another person as the operations 1213  
manager; 1214

(2) Within ten days after the designation described in 1215  
division (C) (1) of this section, notify the superintendent in 1216  
writing of the new designation; 1217

(3) Submit any additional information that the 1218  
superintendent requires to establish that the newly designated 1219  
operations manager meets the requirements set forth in this 1220  
section. 1221

(D) The registrant shall cease operations if it is without 1222  
an operations manager approved by the superintendent for more 1223  
than one hundred eighty days unless otherwise authorized in 1224  
writing by the superintendent due to exigent circumstances. 1225

**Sec. 1322.15.** No person shall acquire, sell, transfer, or 1226  
hypothecate any interest in a registrant, or an entity holding a 1227  
letter of exemption issued under this chapter, or an applicant 1228  
for a certificate of registration under this chapter in order to 1229  
obfuscate or conceal the true ownership or control of the 1230  
registrant, exemption holder, or applicant. 1231

**Sec. 1322.29.** (A) A registrant or entity holding a valid 1232  
letter of exemption under division (B) (1) of section 1322.05 of 1233  
the Revised Code shall supervise all business of a mortgage loan 1234  
originator conducted at the principal office, any branch office, 1235

or other location used by the individual mortgage loan 1236  
originator. 1237

(B) If a mortgage loan originator's employment or 1238  
association is terminated for any reason, the licensee may 1239  
request the transfer of the license to another ~~mortgage lender-~~ 1240  
~~or mortgage broker-registrant~~ by submitting a transfer 1241  
application, along with a fifteen-dollar fee and any fee 1242  
required by the national mortgage licensing system and registry, 1243  
to the superintendent of financial institutions or may request 1244  
the superintendent in writing to hold the license in escrow. Any 1245  
licensee whose license is held in escrow shall cease activity as 1246  
a mortgage loan originator. A licensee whose license is held in 1247  
escrow shall be required to apply for renewal annually and to 1248  
comply with the annual continuing education requirement. 1249

(C) A registrant may employ or be associated with a 1250  
mortgage loan originator on a temporary basis pending the 1251  
transfer of the mortgage loan originator's license to the 1252  
registrant, if the registrant receives written confirmation from 1253  
the superintendent that the mortgage loan originator is licensed 1254  
under this chapter. 1255

(D) Notwithstanding divisions (A) to (C) of this section, 1256  
if a licensee is employed by or associated with a person or 1257  
entity holding a valid letter of exemption under division (B) (1) 1258  
of section 1322.05 of the Revised Code, ~~all of the following-~~ 1259  
~~apply:~~ 1260

~~(1) The licensee shall maintain and display a copy of the-~~ 1261  
~~mortgage loan originator license at the office where the-~~ 1262  
~~licensee principally transacts business.~~ 1263

~~(2) If and if the mortgage loan originator's employment or~~ 1264

association is terminated, the mortgage loan originator shall 1265  
notify the superintendent within five business days after 1266  
termination. The licensee may request the transfer of the 1267  
license to another person or entity holding a valid letter of 1268  
exemption under division (B)(1) of section 1322.05 of the 1269  
Revised Code by submitting a transfer application, along with a 1270  
fifteen-dollar fee and any fee required by the national mortgage 1271  
licensing system and registry, to the superintendent or may 1272  
request the superintendent in writing to hold the license in 1273  
escrow. A licensee whose license is held in escrow shall cease 1274  
activity as a mortgage loan originator. A licensee whose license 1275  
is held in escrow shall be required to apply for renewal 1276  
annually and to comply with the annual continuing education 1277  
requirement. 1278

(E) A licensee may seek to be employed by or associated 1279  
with a registrant or a person or entity holding a valid letter 1280  
of exemption under division (B)(1) of section 1322.05 of the 1281  
Revised Code, if the ~~mortgage lender, mortgage broker, or person~~ 1282  
~~or entity~~ registrant receives written confirmation from the 1283  
superintendent that the mortgage loan originator is licensed 1284  
under this chapter. 1285

**Sec. 1322.30.** A registrant or entity holding a letter of 1286  
exemption under this chapter may contract for and receive 1287  
interest at any rate or rates agreed upon or consented to by the 1288  
parties to the ~~dwelling secured loan or residential~~ mortgage 1289  
loan, but not exceeding an annual percentage rate of twenty-five 1290  
per cent. 1291

**Sec. 1322.32.** (A)(1) No registrant shall conduct business 1292  
in this state, unless the registrant has obtained and maintains 1293  
in effect at all times a corporate surety bond issued by a 1294

bonding company or insurance company authorized to do business 1295  
in this state. The bond shall be in favor of the superintendent 1296  
of financial institutions and in the penal sum of one-half per 1297  
cent of the aggregate loan amount of residential mortgage loans 1298  
originated in the immediately preceding calendar year, but not 1299  
exceeding one hundred fifty thousand dollars. Under no 1300  
circumstances, however, shall the bond for mortgage lenders and 1301  
mortgage brokers be less than fifty thousand dollars and an 1302  
additional penal sum of ten thousand dollars for each location, 1303  
in excess of one, at which the registrant conducts business. The 1304  
bond amount for registrants that engage exclusively in the 1305  
business of mortgage servicing shall be a minimum of one hundred 1306  
fifty thousand dollars. The term of the bond shall coincide with 1307  
the term of registration. A copy of the bond shall be filed with 1308  
the superintendent. The bond shall be for the exclusive benefit 1309  
of any buyer injured by a violation by an employee of the 1310  
registrant, mortgage loan originator employed by or associated 1311  
with the registrant, or registrant of any provision of this 1312  
chapter or any rule adopted thereunder. The aggregate liability 1313  
of the corporate surety for any and all breaches of the 1314  
conditions of the bond shall not exceed the penal sum of the 1315  
bond. 1316

(2) (a) No licensee who is employed by or associated with a 1317  
person or entity holding a valid letter of exemption under 1318  
division (B) (1) of section 1322.05 of the Revised Code shall 1319  
conduct business in this state, unless either the licensee or 1320  
the person or entity on the licensee's behalf has obtained and 1321  
maintains in effect at all times a corporate surety bond issued 1322  
by a bonding company or insurance company authorized to do 1323  
business in this state. The bond shall be in favor of the 1324  
superintendent of financial institutions and in the penal sum of 1325

one-half per cent of the aggregate loan amount of residential 1326  
mortgage loans originated in the immediately preceding calendar 1327  
year, but not exceeding one hundred thousand dollars. Under no 1328  
circumstances, however, shall the bond be less than fifty 1329  
thousand dollars. The term of the bond shall coincide with the 1330  
term of licensure. A copy of the bond shall be filed with the 1331  
superintendent. The bond shall be for the exclusive benefit of 1332  
any buyer injured by a violation by the licensee of any 1333  
provision of this chapter or any rule adopted thereunder. The 1334  
aggregate liability of the corporate surety for any and all 1335  
breaches of the conditions of the bond shall not exceed the 1336  
penal sum of the bond. 1337

(b) Licensees covered by a corporate surety bond obtained 1338  
by a registrant, or by a person or entity holding a valid letter 1339  
of exemption under division (B)(1) of section 1322.05 of the 1340  
Revised Code, they are employed by or associated with shall not 1341  
be required to obtain an individual bond. 1342

(B)(1)(a) The registrant shall give notice to the 1343  
superintendent by certified mail of any action that is brought 1344  
by a buyer against the registrant, mortgage loan originator, or 1345  
employee alleging injury by a violation of any provision of this 1346  
chapter or any rule adopted thereunder, and of any judgment that 1347  
is entered against the registrant, mortgage loan originator, or 1348  
employee by a buyer injured by a violation of any provision of 1349  
this chapter or any rule adopted thereunder. The notice shall 1350  
provide details sufficient to identify the action or judgment, 1351  
and shall be filed with the superintendent within ten days after 1352  
the commencement of the action or notice to the registrant of 1353  
entry of a judgment. 1354

(b) The licensee shall give notice to the superintendent 1355

by certified mail of any action that is brought by a buyer 1356  
against the licensee alleging injury by a violation of any 1357  
provision of this chapter or any rule adopted thereunder, and of 1358  
any judgment that is entered against the licensee by a buyer 1359  
injured by a violation of any provision of this chapter or any 1360  
rule adopted thereunder. The notice shall provide details 1361  
sufficient to identify the action or judgment, and shall be 1362  
filed with the superintendent within ten days after the 1363  
commencement of the action or notice to the licensee of entry of 1364  
a judgment. A person or entity holding a valid letter of 1365  
exemption under division (B) (1) of section 1322.05 of the 1366  
Revised Code that secures bonding for the licensees employed by 1367  
or associated with the person or entity shall report such 1368  
actions or judgments in the same manner as is required of 1369  
registrants. 1370

(2) A corporate surety, within ten days after it pays any 1371  
claim or judgment, shall give notice to the superintendent by 1372  
certified mail of the payment, with details sufficient to 1373  
identify the person and the claim or judgment paid. 1374

(C) Whenever the penal sum of the corporate surety bond is 1375  
reduced by one or more recoveries or payments, the registrant or 1376  
licensee shall furnish a new or additional bond under this 1377  
section, so that the total or aggregate penal sum of the bond or 1378  
bonds equals the sum required by this section, or shall furnish 1379  
an endorsement executed by the corporate surety reinstating the 1380  
bond to the required penal sum of it. 1381

(D) The liability of the corporate surety on the bond to 1382  
the superintendent and to any buyer injured by a violation of 1383  
any provision of this chapter or any rule adopted thereunder 1384  
shall not be affected in any way by any misrepresentation, 1385



breach of warranty, or failure to pay the premium, by any act or 1386  
omission upon the part of the registrant or licensee, by the 1387  
insolvency or bankruptcy of the registrant or licensee, or by 1388  
the insolvency of the registrant's or licensee's estate. The 1389  
liability for any act or omission that occurs during the term of 1390  
the corporate surety bond shall be maintained and in effect for 1391  
at least two years after the date on which the corporate surety 1392  
bond is terminated or canceled. 1393

(E) The corporate surety bond shall not be canceled by the 1394  
registrant, the licensee, or the corporate surety except upon 1395  
notice to the superintendent by certified mail, return receipt 1396  
requested. The cancellation shall not be effective prior to 1397  
thirty days after the superintendent receives the notice. 1398

(F) No registrant or licensee employed by or associated 1399  
with a person or entity holding a valid letter of exemption 1400  
under division (B) (1) of section 1322.05 of the Revised Code 1401  
shall fail to comply with this section. Any registrant or 1402  
licensee that fails to comply with this section shall cease all 1403  
mortgage lender, mortgage broker, mortgage servicer, or mortgage 1404  
loan originator activity in this state until the registrant or 1405  
licensee complies with this section. 1406

**Sec. 1322.34.** (A) As often as the superintendent of 1407  
financial institutions considers it necessary, the 1408  
superintendent may examine the ~~registrant's or licensee's~~ 1409  
records records of a registrant or licensee or holder of a 1410  
letter of exemption issued under this chapter, including all 1411  
records created or processed by a licensee, pertaining to 1412  
business transacted pursuant to this chapter. 1413

(B) A registrant or licensee shall maintain records 1414  
pertaining to business transacted pursuant to this chapter for 1415

four years. For purposes of this division, "registrant or 1416  
licensee" includes any person whose certificate of registration 1417  
or license is cancelled, surrendered, or revoked or who 1418  
otherwise ceases to engage in business as a mortgage lender, 1419  
mortgage servicer, mortgage broker, or mortgage loan originator. 1420

No registrant or licensee shall fail to comply with this 1421  
division. 1422

(C) Each registrant, licensee, and entity holding a valid 1423  
letter of exemption ~~under division (B) (1) of section 1322.05 of~~ 1424  
~~the Revised Code issued under this chapter~~ shall submit to the 1425  
nationwide mortgage licensing system and registry call reports 1426  
or other reports of condition, which reports shall be in such 1427  
form and shall contain such information as the nationwide 1428  
mortgage licensing system and registry may require. Each 1429  
registrant and entity holding a valid letter of exemption under 1430  
~~division (B) (1) of section 1322.05 of the Revised Code~~ this 1431  
chapter shall ensure that all residential mortgage loans that 1432  
are consummated as a result of a mortgage loan originator's loan 1433  
origination activities or serviced by the registrant or entity 1434  
holding a valid exemption are included in the report of 1435  
condition submitted to the nationwide mortgage licensing system 1436  
and registry. 1437

(D) Any document or record that is required to be signed 1438  
and that is filed in this state as an electronic record through 1439  
the nationwide mortgage licensing system and registry, and any 1440  
other electronic record filed through the nationwide mortgage 1441  
licensing system and registry, shall be considered a valid 1442  
original document upon reproduction to paper form by the 1443  
division of financial institutions. 1444

(E) In the event electronic records, books, records, data, 1445

and documents of a registrant or holder of a letter of exemption 1446  
issued under this chapter are located outside of this state and 1447  
the superintendent determines that an in-person examination is 1448  
necessary, the registrant or holder of a letter of exemption 1449  
shall, upon the request of the superintendent, pay the estimated 1450  
costs of the examination, including the proportionate cost of 1451  
the salaries of division of financial institutions employees who 1452  
conduct the examination. 1453

**Sec. 1322.43.** (A) No registrant and entity holding a valid 1454  
letter of exemption under ~~division (B) (1) of section 1322.05 of~~ 1455  
the Revised Code this chapter, through its operations manager or 1456  
otherwise, shall fail to do either of the following: 1457

~~(A) (1) Reasonably supervise a mortgage loan originator or~~ 1458  
~~any other person associated with the registrant or entity;~~ 1459

~~(B) (2) Establish reasonable procedures designed to avoid~~ 1460  
~~violations of any provision of this chapter or the rules adopted~~ 1461  
~~under this chapter, or violations of applicable state and~~ 1462  
~~federal consumer and lending laws or rules, by mortgage loan~~ 1463  
~~originators or any other person associated with the registrant~~ 1464  
~~or entity.~~ 1465

(B) No registrant or entity holding a letter of exemption 1466  
issued under this chapter shall: 1467

(1) Receive, directly or indirectly, a premium on the fees 1468  
charged for services performed by a bona fide third party; 1469

(2) Pay or receive, directly or indirectly, a referral fee 1470  
or kickback of any kind to or from a bona fide third party or 1471  
other party with a related interest in the transaction, 1472  
including a home improvement builder, real estate developer, or 1473  
real estate broker or agent, for the referral of business. 1474

Sec. 1322.50. (A) After notice and opportunity for a 1475  
hearing conducted in accordance with Chapter 119. of the Revised 1476  
Code, the superintendent of financial institutions may do the 1477  
following: 1478

(1) Suspend, revoke, or refuse to issue or renew a 1479  
certificate of registration ~~or, license, or letter of exemption~~ 1480  
if the superintendent finds any of the following: 1481

(a) A violation of or failure to comply with any provision 1482  
of this chapter or the rules adopted under this chapter, federal 1483  
lending law, or any other law applicable to the business 1484  
conducted under a certificate of registration or license; 1485

(b) A conviction of or guilty or nolo contendere plea to a 1486  
felony in a domestic, foreign, or military court; 1487

(c) A conviction of or guilty or nolo contendere plea to 1488  
any criminal offense involving theft, receiving stolen property, 1489  
embezzlement, forgery, fraud, passing bad checks, money 1490  
laundering, breach of trust, dishonesty, or drug trafficking, or 1491  
any criminal offense involving money or securities, in a 1492  
domestic, foreign, or military court; 1493

(d) The revocation of a certificate of registration or 1494  
mortgage loan originator license, or any comparable authority, 1495  
in any governmental jurisdiction. 1496

(2) Impose a fine of not more than one thousand dollars, 1497  
for each day a violation of a law or rule is committed, 1498  
repeated, or continued. If the registrant, letter of exemption 1499  
holder, or licensee engages in a pattern of repeated violations 1500  
of a law or rule, the superintendent may impose a fine of not 1501  
more than two thousand dollars for each day the violation is 1502  
committed, repeated, or continued. All fines collected pursuant 1503

to this division shall be paid to the treasurer of state to the 1504  
credit of the consumer finance fund created in section 1321.21 1505  
of the Revised Code. In determining the amount of a fine to be 1506  
imposed pursuant to this division, the superintendent may 1507  
consider all of the following, to the extent known by the 1508  
division of financial institutions: 1509

(a) The seriousness of the violation; 1510

(b) The registrant's or licensee's good faith efforts to 1511  
prevent the violation; 1512

(c) The registrant's or licensee's history regarding 1513  
violations and compliance with division orders; 1514

(d) The registrant's or licensee's financial resources; 1515

(e) Any other matters the superintendent considers 1516  
appropriate in enforcing this chapter. 1517

(B) The superintendent may investigate alleged violations 1518  
of this chapter or the rules adopted under this chapter or 1519  
complaints concerning any violation. 1520

(1) The superintendent may make application to the court 1521  
of common pleas for an order enjoining any violation and, upon a 1522  
showing by the superintendent that a person has committed or is 1523  
about to commit that violation, the court shall grant an 1524  
injunction, restraining order, or other appropriate relief. 1525

(2) The superintendent may make application to the court 1526  
of common pleas for an order enjoining any person from acting as 1527  
a mortgage lender, mortgage servicer, mortgage broker, 1528  
registrant, mortgage loan originator, or licensee in violation 1529  
of division (A) or (B) of section 1322.07 of the Revised Code, 1530  
and may seek and obtain civil penalties for unregistered or 1531

unlicensed conduct of not more than five thousand dollars per 1532  
violation. 1533

(C) In conducting any investigation pursuant to this 1534  
section, the superintendent may compel, by subpoena, witnesses 1535  
to testify in relation to any matter over which the 1536  
superintendent has jurisdiction and may require the production 1537  
of any book, record, or other document pertaining to that 1538  
matter. If a person fails to file any statement or report, obey 1539  
any subpoena, give testimony, produce any book, record, or other 1540  
document as required by a subpoena, or permit photocopying of 1541  
any book, record, or other document subpoenaed, the court of 1542  
common pleas of any county in this state, upon application made 1543  
to it by the superintendent, shall compel obedience by 1544  
attachment proceedings for contempt, as in the case of 1545  
disobedience of the requirements of a subpoena issued from the 1546  
court or a refusal to testify therein. 1547

(D) If the superintendent determines that a person is 1548  
engaged in or is believed to be engaged in activities that may 1549  
constitute a violation of this chapter or any rule adopted 1550  
thereunder, the superintendent, after notice and a hearing 1551  
conducted in accordance with Chapter 119. of the Revised Code, 1552  
may issue a cease and desist order. If the administrative action 1553  
is to enjoin a person from acting as a mortgage lender, mortgage 1554  
servicer, mortgage broker, or mortgage loan originator in 1555  
violation of division (A) or (B) of section 1322.07 of the 1556  
Revised Code, the superintendent may seek and impose fines for 1557  
that conduct in an amount not to exceed five thousand dollars 1558  
per violation. Such an order shall be enforceable in the court 1559  
of common pleas. 1560

(E) If the superintendent revokes a certificate of 1561

registration, letter of exemption, or mortgage loan originator 1562  
license, the revocation shall be permanent and with prejudice. 1563

(F) (1) To protect the public interest, the superintendent 1564  
may, without a prior hearing, do any of the following: 1565

(a) Suspend the certificate of registration, letter of 1566  
exemption, or mortgage loan originator license of a registrant 1567  
or licensee who is convicted of or pleads guilty or nolo 1568  
contendere to a criminal violation of any provision of this 1569  
chapter or any criminal offense described in division (A) (1) (b) 1570  
or (c) of this section; 1571

(b) Suspend the certificate of registration of a 1572  
registrant who violates division (F) of section 1322.32 of the 1573  
Revised Code; 1574

(c) Suspend the certificate of registration or mortgage 1575  
loan originator license of a registrant or licensee who fails to 1576  
comply with a request made by the superintendent under section 1577  
1322.09 or 1322.20 of the Revised Code to inspect qualifying 1578  
education transcripts located at the registrant's or licensee's 1579  
place of business. 1580

(2) The superintendent may, in accordance with Chapter 1581  
119. of the Revised Code, subsequently revoke any registration 1582  
or license suspended under division (F) (1) of this section. 1583

(G) The imposition of fines under this section does not 1584  
preclude any penalty imposed under section 1322.99 of the 1585  
Revised Code. 1586

**Sec. 1322.52.** (A) (1) A buyer injured by a violation of 1587  
section 1322.07, 1322.40, or 1322.46 of the Revised Code may 1588  
bring an action for recovery of damages. 1589

(2) Damages awarded under division (A)(1) of this section 1590  
shall not be less than all compensation paid directly and 1591  
indirectly to a registrant or mortgage loan originator from any 1592  
source, plus reasonable attorney's fees and court costs. 1593

(3) The buyer may be awarded punitive damages. 1594

(B)(1) The superintendent of financial institutions or a 1595  
buyer may directly bring an action to enjoin a violation of any 1596  
provision of this chapter. The attorney general may directly 1597  
bring an action to enjoin a violation of any provision of this 1598  
chapter with the same rights, privileges, and powers as those 1599  
described in section 1345.06 of the Revised Code. The 1600  
prosecuting attorney of the county in which the action may be 1601  
brought may bring an action to enjoin a violation of any 1602  
provision of this chapter only if the prosecuting attorney first 1603  
presents any evidence of the violation to the attorney general 1604  
and, within a reasonable period of time, the attorney general 1605  
has not agreed to bring the action. 1606

(2) The superintendent may initiate criminal proceedings 1607  
under this chapter by presenting any evidence of criminal 1608  
violation to the prosecuting attorney of the county in which the 1609  
offense may be prosecuted. If the prosecuting attorney does not 1610  
prosecute the violations, or at the request of the prosecuting 1611  
attorney, the superintendent shall present any evidence of 1612  
criminal violations to the attorney general, who may proceed in 1613  
the prosecution with all the rights, privileges, and powers 1614  
conferred by law on prosecuting attorneys, including the power 1615  
to appear before grand juries and to interrogate witnesses 1616  
before such grand juries. These powers of the attorney general 1617  
shall be in addition to any other applicable powers of the 1618  
attorney general. 1619



(3) The prosecuting attorney of the county in which an 1620  
alleged offense may be prosecuted may initiate criminal 1621  
proceedings under this chapter. 1622

(4) In order to initiate criminal proceedings under this 1623  
chapter, the attorney general shall first present any evidence 1624  
of criminal violations to the prosecuting attorney of the county 1625  
in which the alleged offense may be prosecuted. If, within a 1626  
reasonable period of time, the prosecuting attorney has not 1627  
agreed to prosecute the violations, the attorney general may 1628  
proceed in the prosecution with all the rights, privileges, and 1629  
powers described in division (B)(2) of this section. 1630

(5) When a judgment under this section becomes final, the 1631  
clerk of court shall mail a copy of the judgment, including 1632  
supporting opinions, to the superintendent. 1633

(C) The remedies provided by this section are in addition 1634  
to any other remedy provided by law. 1635

(D) In any proceeding or action brought under this 1636  
chapter, the burden of proving an exemption under those sections 1637  
is on the person claiming the benefit of the exemption. 1638

(E) No person shall be deemed to violate any provision of 1639  
this chapter with respect to any act taken or omission made in 1640  
reliance on a written notice, written interpretation, or written 1641  
report from the superintendent, unless there is a subsequent 1642  
amendment to that written notice, written interpretation, 1643  
written report from the superintendent, or those provisions, or 1644  
rules promulgated thereunder, that affects the superintendent's 1645  
notice, interpretation, or report. 1646

(F) Upon disbursement of mortgage loan proceeds to or on 1647  
behalf of the buyer, the registrant that assisted the buyer to 1648

obtain the mortgage loan is deemed to have completed the 1649  
performance of the registrant's services for the buyer and owes 1650  
no additional duties or obligations to the buyer with respect to 1651  
the mortgage loan. However, nothing in this division shall be 1652  
construed to limit or preclude the civil or criminal liability 1653  
of a registrant for failing to comply with this chapter or any 1654  
rule adopted under this chapter, for failing to comply with any 1655  
provision of or duty arising under an agreement with a buyer or 1656  
lender under this chapter, or for violating any other provision 1657  
of state or federal law. 1658

(G) A buyer injured by a violation of any of the sections 1659  
specified in division (A) (1) of this section is precluded from 1660  
recovering any damages, plus reasonable attorney's fees and 1661  
costs, if the buyer has also recovered any damages in a cause of 1662  
action initiated under section 1322.45 of the Revised Code and 1663  
the recovery of damages for a violation of any of the sections 1664  
specified in division (A) (1) of this section is based on the 1665  
same acts or circumstances as the basis for recovery of damages 1666  
in section 1322.45 of the Revised Code. 1667

**Sec. 1345.01.** As used in sections 1345.01 to 1345.13 of 1668  
the Revised Code: 1669

(A) "Consumer transaction" means a sale, lease, 1670  
assignment, award by chance, or other transfer of an item of 1671  
goods, a service, a franchise, or an intangible, to an 1672  
individual for purposes that are primarily personal, family, or 1673  
household, or solicitation to supply any of these things. 1674  
"Consumer transaction" does not include transactions between 1675  
persons, defined in sections 4905.03 and 5725.01 of the Revised 1676  
Code, and their customers, except for transactions involving a 1677  
loan made pursuant to sections 1321.35 to 1321.48 of the Revised 1678

Code and transactions in connection with residential mortgages 1679  
between loan officers, mortgage brokers, or nonbank mortgage 1680  
lenders and their customers; transactions involving a home 1681  
construction service contract as defined in section 4722.01 of 1682  
the Revised Code; transactions between certified public 1683  
accountants or public accountants and their clients; 1684  
transactions between attorneys, physicians, or dentists and 1685  
their clients or patients; and transactions between 1686  
veterinarians and their patients that pertain to medical 1687  
treatment but not ancillary services. 1688

(B) "Person" includes an individual, corporation, 1689  
government, governmental subdivision or agency, business trust, 1690  
estate, trust, partnership, association, cooperative, or other 1691  
legal entity. 1692

(C) "Supplier" means a seller, lessor, assignor, 1693  
franchisor, or other person engaged in the business of effecting 1694  
or soliciting consumer transactions, whether or not the person 1695  
deals directly with the consumer. If the consumer transaction is 1696  
in connection with a residential mortgage, "supplier" does not 1697  
include an assignee or purchaser of the loan for value, except 1698  
as otherwise provided in section 1345.091 of the Revised Code. 1699  
For purposes of this division, in a consumer transaction in 1700  
connection with a residential mortgage, "seller" means a loan 1701  
officer, mortgage broker, or nonbank mortgage lender. 1702

(D) "Consumer" means a person who engages in a consumer 1703  
transaction with a supplier. 1704

(E) "Knowledge" means actual awareness, but such actual 1705  
awareness may be inferred where objective manifestations 1706  
indicate that the individual involved acted with such awareness. 1707

(F) "Natural gas service" means the sale of natural gas, 1708  
exclusive of any distribution or ancillary service. 1709

(G) "Public telecommunications service" means the 1710  
transmission by electromagnetic or other means, other than by a 1711  
telephone company as defined in section 4927.01 of the Revised 1712  
Code, of signs, signals, writings, images, sounds, messages, or 1713  
data originating in this state regardless of actual call 1714  
routing. "Public telecommunications service" excludes a system, 1715  
including its construction, maintenance, or operation, for the 1716  
provision of telecommunications service, or any portion of such 1717  
service, by any entity for the sole and exclusive use of that 1718  
entity, its parent, a subsidiary, or an affiliated entity, and 1719  
not for resale, directly or indirectly; the provision of 1720  
terminal equipment used to originate telecommunications service; 1721  
broadcast transmission by radio, television, or satellite 1722  
broadcast stations regulated by the federal government; or cable 1723  
television service. 1724

(H) (1) "Loan officer" means an individual who for 1725  
compensation or gain, or in anticipation of compensation or 1726  
gain, takes or offers to take a residential mortgage loan 1727  
application; assists or offers to assist a buyer in obtaining or 1728  
applying to obtain a residential mortgage loan by, among other 1729  
things, advising on loan terms, including rates, fees, and other 1730  
costs; offers or negotiates terms of a residential mortgage 1731  
loan; or issues or offers to issue a commitment for a 1732  
residential mortgage loan. "Loan officer" also includes a 1733  
mortgage loan originator as defined in ~~division (Z)~~ of section 1734  
1322.01 of the Revised Code. 1735

(2) "Loan officer" does not include an employee of a bank, 1736  
savings bank, savings and loan association, credit union, or 1737

credit union service organization organized under the laws of 1738  
this state, another state, or the United States; an employee of 1739  
a subsidiary of such a bank, savings bank, savings and loan 1740  
association, or credit union; or an employee of an affiliate 1741  
that (a) controls, is controlled by, or is under common control 1742  
with, such a bank, savings bank, savings and loan association, 1743  
or credit union and (b) is subject to examination, supervision, 1744  
and regulation, including with respect to the affiliate's 1745  
compliance with applicable consumer protection requirements, by 1746  
the board of governors of the federal reserve system, the 1747  
comptroller of the currency, the office of thrift supervision, 1748  
the federal deposit insurance corporation, or the national 1749  
credit union administration. 1750

(I) "Residential mortgage" or "mortgage" means an 1751  
obligation to pay a sum of money evidenced by a note and secured 1752  
by a lien upon real property located within this state 1753  
containing two or fewer residential units or on which two or 1754  
fewer residential units are to be constructed and includes such 1755  
an obligation on a residential condominium or cooperative unit. 1756

(J) (1) "Mortgage broker" means any of the following: 1757

(a) A person that holds that person out as being able to 1758  
assist a buyer in obtaining a mortgage and charges or receives 1759  
from either the buyer or lender money or other valuable 1760  
consideration readily convertible into money for providing this 1761  
assistance; 1762

(b) A person that solicits financial and mortgage 1763  
information from the public, provides that information to a 1764  
mortgage broker or a person that makes residential mortgage 1765  
loans, and charges or receives from either of them money or 1766  
other valuable consideration readily convertible into money for 1767

providing the information; 1768

(c) A person engaged in table-funding or warehouse-lending 1769  
mortgage loans that are residential mortgage loans. 1770

(2) "Mortgage broker" does not include a bank, savings 1771  
bank, savings and loan association, credit union, or credit 1772  
union service organization organized under the laws of this 1773  
state, another state, or the United States; a subsidiary of such 1774  
a bank, savings bank, savings and loan association, or credit 1775  
union; an affiliate that (a) controls, is controlled by, or is 1776  
under common control with, such a bank, savings bank, savings 1777  
and loan association, or credit union and (b) is subject to 1778  
examination, supervision, and regulation, including with respect 1779  
to the affiliate's compliance with applicable consumer 1780  
protection requirements, by the board of governors of the 1781  
federal reserve system, the comptroller of the currency, the 1782  
office of thrift supervision, the federal deposit insurance 1783  
corporation, or the national credit union administration; or an 1784  
employee of any such entity. 1785

(K) "Nonbank mortgage lender" means any person that 1786  
engages in a consumer transaction in connection with a 1787  
residential mortgage, except for a bank, savings bank, savings 1788  
and loan association, credit union, or credit union service 1789  
organization organized under the laws of this state, another 1790  
state, or the United States; a subsidiary of such a bank, 1791  
savings bank, savings and loan association, or credit union; or 1792  
an affiliate that (1) controls, is controlled by, or is under 1793  
common control with, such a bank, savings bank, savings and loan 1794  
association, or credit union and (2) is subject to examination, 1795  
supervision, and regulation, including with respect to the 1796  
affiliate's compliance with applicable consumer protection 1797

requirements, by the board of governors of the federal reserve 1798  
system, the comptroller of the currency, the office of thrift 1799  
supervision, the federal deposit insurance corporation, or the 1800  
national credit union administration. 1801

(L) For purposes of divisions (H), (J), and (K) of this 1802  
section: 1803

(1) "Control" of another entity means ownership, control, 1804  
or power to vote twenty-five per cent or more of the outstanding 1805  
shares of any class of voting securities of the other entity, 1806  
directly or indirectly or acting through one or more other 1807  
persons. 1808

(2) "Credit union service organization" means a CUSO as 1809  
defined in 12 C.F.R. 702.2. 1810

**Sec. 1349.72.** (A) ~~Before~~ Not less than thirty days prior 1811  
to a person collecting filing a foreclosure action to collect on 1812  
a debt secured by residential real property ~~collects or attempts~~ 1813  
~~to collect any part of the debt,~~ the person shall first send a 1814  
written notice as described in division (B) of this section via 1815  
United States mail to the residential address of the debtor, if 1816  
both of the following apply: 1817

(1) The debt is ~~a second secured by a mortgage or junior~~ 1818  
lien on the debtor's residential real property that is not in 1819  
the first mortgage position. 1820

(2) The debt has either been accelerated or is in default 1821  
in accordance with the terms set forth in the promissory note. 1822

(B) The written notice may be included on, or accompany, 1823  
any other communication, and shall be printed in at least 1824  
twelve-point type and ~~state~~ include the following: 1825

- (1) The name and contact information of the person  
collecting the debt; 1826  
1827
- (2) ~~The~~ A statement of the amount of the debt; 1828
- (3) A statement that the debtor has a right to engage an  
attorney; 1829  
1830
- (4) A statement that the debtor may qualify for debt  
relief under Chapter 7 or 13 of the United States Bankruptcy  
Code, 11 U.S.C. Chapter 7 or 13, as amended; 1831  
1832  
1833
- (5) A statement that a debtor that qualifies under Chapter  
13 of the United States Bankruptcy Code may be able to protect  
their residential real property from foreclosure. 1834  
1835  
1836
- (C) Upon written request of the debtor, the owner of the  
debt shall provide a copy of the note and the loan history to  
the debtor. 1837  
1838  
1839
- (D) (1) As used in this division ~~7~~: 1840
- (a) "bona-fide error" means an unintentional  
clerical, calculation, computer malfunction or programming, or  
printing error. 1841  
1842  
1843
- (b) "Restitution" means either of the following: 1844
- (i) A waiver of all fees, costs, or expenses proximately  
associated with the failure to provide the notice to the debtor;  
or 1845  
1846  
1847
- (ii) Actual damages. 1848
- (2) Any owner of debt subject to divisions (A), (B), and  
(C) of this section shall not be held civilly liable in any  
action, if all of the following are met: 1849  
1850  
1851
- (a) The owner of the debt shows by a preponderance of 1852



evidence that the compliance failure was not intentional and 1853  
resulted from a bona fide error notwithstanding the maintenance 1854  
of procedures reasonably adapted to avoid any such error. 1855

(b) Within sixty days after discovering the error, and 1856  
prior to the initiation of any action, the owner of the debt 1857  
notifies the debtor of the error and the manner in which the 1858  
owner of the debt intends to make full restitution to the 1859  
debtor. 1860

(c) The owner of the debt promptly makes reasonable 1861  
restitution to the debtor. 1862

(3) If, in the event of a compliance failure, the owner of 1863  
the debt does not meet the conditions set forth in division (D) 1864  
(2) of this section, a debtor injured by the error has a cause 1865  
of action to recover damages. Such an action shall not, however, 1866  
be maintained as a class action. 1867

**Sec. 2913.11.** (A) As used in this section: 1868

(1) "Check" includes any form of debit from a demand 1869  
deposit account, including, but not limited to any of the 1870  
following: 1871

(a) A check, bill of exchange, draft, order of withdrawal, 1872  
or similar negotiable or non-negotiable instrument; 1873

(b) An electronic check, electronic transaction, debit 1874  
card transaction, check card transaction, substitute check, web 1875  
check, or any form of automated clearing house transaction. 1876

(2) "Issue a check" means causing any form of debit from a 1877  
demand deposit account. 1878

(B) No person, with purpose to defraud, shall issue or 1879  
transfer or cause to be issued or transferred a check or other 1880

negotiable instrument, knowing that it will be dishonored or 1881  
knowing that a person has ordered or will order stop payment on 1882  
the check or other negotiable instrument. 1883

(C) For purposes of this section, a person who issues or 1884  
transfers a check or other negotiable instrument is presumed to 1885  
know that it will be dishonored if either of the following 1886  
occurs: 1887

(1) The drawer had no account with the drawee at the time 1888  
of issue or the stated date, whichever is later; 1889

(2) The check or other negotiable instrument was properly 1890  
refused payment for insufficient funds upon presentment within 1891  
thirty days after issue or the stated date, whichever is later, 1892  
and the liability of the drawer, indorser, or any party who may 1893  
be liable thereon is not discharged by payment or satisfaction 1894  
within ten days after receiving notice of dishonor. 1895

~~(D) For purposes of this section, a person who issues or 1896  
transfers a check, bill of exchange, or other draft is presumed 1897  
to have the purpose to defraud if the drawer fails to comply 1898  
with section 1349.16 of the Revised Code by doing any of the 1899  
following when opening a checking account intended for personal, 1900  
family, or household purposes at a financial institution: 1901~~

~~(1) Falsely stating that the drawer has not been issued a 1902  
valid driver's or commercial driver's license or identification 1903  
card issued under section 4507.50 of the Revised Code; 1904~~

~~(2) Furnishing such license or card, or another 1905  
identification document that contains false information; 1906~~

~~(3) Making a false statement with respect to the drawer's 1907  
current address or any additional relevant information 1908  
reasonably required by the financial institution. 1909~~

~~(E)~~—In determining the value of the payment for purposes 1910  
of division ~~(F)~~—(E) of this section, the court may aggregate all 1911  
checks and other negotiable instruments that the offender issued 1912  
or transferred or caused to be issued or transferred in 1913  
violation of division (A) of this section within a period of one 1914  
hundred eighty consecutive days. 1915

~~(F)~~—(E) Whoever violates this section is guilty of passing 1916  
bad checks. Except as otherwise provided in this division, 1917  
passing bad checks is a misdemeanor of the first degree. If the 1918  
check or checks or other negotiable instrument or instruments 1919  
are issued or transferred to a single vendor or single other 1920  
person for the payment of one thousand dollars or more but less 1921  
than seven thousand five hundred dollars or if the check or 1922  
checks or other negotiable instrument or instruments are issued 1923  
or transferred to multiple vendors or persons for the payment of 1924  
one thousand five hundred dollars or more but less than seven 1925  
thousand five hundred dollars, passing bad checks is a felony of 1926  
the fifth degree. If the check or checks or other negotiable 1927  
instrument or instruments are for the payment of seven thousand 1928  
five hundred dollars or more but less than one hundred fifty 1929  
thousand dollars, passing bad checks is a felony of the fourth 1930  
degree. If the check or checks or other negotiable instrument or 1931  
instruments are for the payment of one hundred fifty thousand 1932  
dollars or more, passing bad checks is a felony of the third 1933  
degree. 1934

**Sec. 4712.05.** (A) Each contract between the buyer and a 1935  
credit services organization for the purchase of the services of 1936  
the organization shall be in writing, dated and signed by the 1937  
buyer, and shall include all of the following: 1938

(1) A statement, in type that is boldfaced, capitalized, 1939

underlined, or otherwise conspicuously set out from surrounding 1940  
written material and that is in immediate proximity to the space 1941  
reserved for the signature of the buyer, as follows: 1942

"If you, the buyer, have been denied credit within the 1943  
last sixty days, you may obtain a free copy of the consumer 1944  
credit report from the consumer reporting agency. You also have 1945  
the right to dispute inaccurate information in a report. 1946

You may cancel this contract at any time before midnight 1947  
of the third business day after the date you signed it. See the 1948  
attached notice of cancellation form for an explanation of this 1949  
right." 1950

(2) The terms and conditions of payment, including the 1951  
total of all payments to be made by the buyer, whether to the 1952  
credit services organization or to another person; 1953

(3) A full and detailed description of the services to be 1954  
performed for the buyer by the credit services organization, 1955  
including all guarantees and all promises of full or partial 1956  
refunds, and the estimated length of time, not exceeding sixty 1957  
days or any shorter time period prescribed by the superintendent 1958  
of financial institutions, for performing the services~~r~~. The 1959  
performance of services under a contract to which all of the 1960  
following conditions apply is not subject to the time limit 1961  
identified in division (A) (3) of this section, but is subject to 1962  
a twelve-month limit: 1963

(a) The buyer agrees to make substantially equal periodic 1964  
payments at fixed time intervals for the services after they are 1965  
performed during the term of the contract. 1966

(b) The buyer may cancel the contract at any time without 1967  
penalty or obligation to pay for any services that have not yet 1968

<u>been rendered.</u>	1969
<u>(c) The contract solely provides for the ongoing</u>	1970
<u>performance of either of the following services:</u>	1971
<u>(i) Services described in division (C)(1)(a) of section</u>	1972
<u>4712.01 of the Revised Code or providing advice or assistance to</u>	1973
<u>a buyer in connection with such services;</u>	1974
<u>(ii) Services described in division (C)(1)(d) of section</u>	1975
<u>4712.01 of the Revised Code.</u>	1976
<u>(d) The buyer's explicit, affirmative, and documented</u>	1977
<u>assent is provided before a contract is renewed.</u>	1978
<u>(e) During the term of the contract period, the credit</u>	1979
<u>services organization reviews with the buyer the adverse credit</u>	1980
<u>information on the buyer's credit report.</u>	1981
(4) The address of the credit services organization's	1982
principal place of business and the name and address of its	1983
agent in this state authorized to receive service of process;	1984
(5) With respect to the previous calendar year or the time	1985
period during which the credit services organization has been in	1986
business, whichever is shorter, the percentage of the	1987
organization's customers for whom the organization has fully and	1988
completely performed the services the organization agreed to	1989
perform for the buyer.	1990
(B) The contract shall have attached two easily detachable	1991
copies of a notice of cancellation. The notice shall be in	1992
boldface type and in the following form:	1993
"Notice of Cancellation	1994
You may cancel this contract, without any penalty or	1995

obligation, within three business days after the date the contract is signed. 1996  
1997

To cancel this contract, mail or deliver a signed, dated copy of this cancellation notice, or other written notice, to: 1998  
1999

\_\_\_\_\_ (Name of Seller) at \_\_\_\_\_ 2000  
(Address of Seller) (Place of Business) not later than midnight 2001  
\_\_\_\_\_ (Date) 2002

I hereby cancel this transaction. 2003

Dated: \_\_\_\_\_ 2004  
\_\_\_\_\_  
(Buyer's signature)" 2005

(C) The credit services organization, at the time of signing, shall give to the buyer a copy of the completed contract and all other documents the organization requires the buyer to sign. 2006  
2007  
2008  
2009

(D) No credit services organization shall breach a contract described in this section or fail to comply with any obligation arising from such a contract. 2010  
2011  
2012

(E) No credit services organization shall fail to comply with division (A), (B), or (C) of this section. 2013  
2014

**Section 2.** That existing sections 135.77, 135.774, 1115.05, 1321.52, 1321.68, 1322.01, 1322.02, 1322.04, 1322.07, 1322.09, 1322.10, 1322.12, 1322.15, 1322.29, 1322.30, 1322.32, 1322.34, 1322.43, 1322.50, 1322.52, 1345.01, 1349.72, 2913.11, and 4712.05 of the Revised Code are hereby repealed. 2015  
2016  
2017  
2018  
2019

**Section 3.** That sections 1322.24, 1322.25, and 1349.16 of the Revised Code are hereby repealed. 2020  
2021

**Section 4.** That the version of section 1322.24 of the 2022

Revised Code that is scheduled to take effect October 9, 2021, 2023  
is hereby repealed. 2024

**Section 5.** (A) As used in this section: 2025

(1) "Valuation complaint" means a complaint filed under 2026  
section 5715.19 of the Revised Code against a determination 2027  
described in division (A) (1) (d) or (e) of that section, a 2028  
complaint filed in response to such a complaint under division 2029  
(B) of that section, or a complaint filed under section 5715.13 2030  
of the Revised Code. 2031

(2) "Interim period" has the same meaning as in division 2032  
(A) (2) of section 5715.19 of the Revised Code. 2033

(3) "Eligible person" means any person, board, or officer 2034  
authorized to file a complaint under division (A) (1) of section 2035  
5715.19 of the Revised Code. 2036

(4) "State COVID-19 order" means any of the following, 2037  
issued on or after March 9, 2020, as the result of or in 2038  
response to the COVID-19 pandemic: 2039

(a) An executive order issued by the Governor; 2040

(b) An order issued by the Director of Health under 2041  
section 3701.13 of the Revised Code; 2042

(c) Any other order authorized by the Revised Code issued 2043  
by another state official or state agency. 2044

(B) Subject to section 5715.19 of the Revised Code, an 2045  
eligible person may request in a valuation complaint for tax 2046  
year 2020 that the assessment of true value in money of the 2047  
property be determined as of October 1, 2020, instead of the tax 2048  
lien date for that year, provided the request reflects a 2049  
reduction in true value between those two dates due to a 2050

circumstance related to the COVID-19 pandemic or a state COVID- 2051  
19 order. 2052

An eligible person that files such a valuation complaint 2053  
shall allege with particularity in the complaint how such a 2054  
circumstance or order caused the reduction in true value of the 2055  
property. The board of revision shall dismiss a valuation 2056  
complaint that merely alleges a general decline in economic or 2057  
market conditions in the area or region in which the property 2058  
that is the subject of the complaint is located. 2059

(C) For any valuation complaint filed by an eligible 2060  
person for tax year 2020 that includes a request described in 2061  
division (B) of this section, the board of revision shall 2062  
consider evidence of diminished true value as of October 1, 2063  
2020, due to any circumstances related to the COVID-19 pandemic 2064  
or state COVID-19 orders, and, if the board determines that this 2065  
evidence is satisfactory, shall adjust the property's true value 2066  
in money for that tax year to reflect that diminished valuation 2067  
as of that date. That adjusted value shall apply to subsequent 2068  
tax years in accordance with section 5715.19 of the Revised 2069  
Code. 2070

(D) Notwithstanding division (A) (1) of section 5715.19 of 2071  
the Revised Code, a valuation complaint authorized under 2072  
division (B) of this section shall be filed with the county 2073  
auditor on or before the thirtieth day after the effective date 2074  
of this section. The county auditor and the county board of 2075  
revision shall otherwise proceed as provided in section 5715.19 2076  
of the Revised Code for complaints filed under that section. 2077

(E) Notwithstanding division (A) (2) of section 5715.19 of 2078  
the Revised Code, an eligible person may file a valuation 2079  
complaint authorized under division (B) of this section, 2080



regardless of whether that eligible person filed any complaint 2081  
under section 5715.19 of the Revised Code relative to that 2082  
parcel for any preceding tax year in the same interim period. 2083

**Section 6.** Terms used in this section have the same 2084  
meanings as in Section 5 of this act. 2085

Notwithstanding division (A)(2) of section 5715.19 of the 2086  
Revised Code and except as otherwise provided in this section, 2087  
an eligible person may file a valuation complaint that conforms 2088  
with the requirements of this section for tax year 2021 or 2022, 2089  
regardless of whether that eligible person filed any complaint 2090  
under section 5715.19 of the Revised Code relative to that 2091  
parcel for any preceding tax year in the same interim period. 2092

To qualify for this exception, the valuation complaint 2093  
must solely request that the assessment of true value in money 2094  
of the property account for any reduction in true value due to a 2095  
circumstance related to the COVID-19 pandemic or a state COVID- 2096  
19 order and allege with particularity how such circumstance or 2097  
order caused the reduction in true value of the property. The 2098  
exception authorized under this section does not apply, and the 2099  
board of revision shall enforce division (A)(2) of section 2100  
5715.19 of the Revised Code, if the valuation complaint merely 2101  
alleges a general decline in economic or market conditions in 2102  
the area or region in which the property that is the subject of 2103  
the complaint is located or alleges any other factor 2104  
contributing to the reduction other than a circumstance related 2105  
to the COVID-19 pandemic or a state COVID-19 order. 2106