

**As Introduced**

**134th General Assembly**

**Regular Session**

**2021-2022**

**H. B. No. 354**

**Representatives Ghanbari, Jarrells**

**Cosponsors: Representatives Hillyer, Crossman, Click, Sheehy, Ingram**

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**A BILL**

To enact section 5301.05 of the Revised Code to  
revise the law regarding the preparation of  
deeds. 1  
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**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That section 5301.05 of the Revised Code be  
enacted to read as follows: 4  
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**Sec. 5301.05.** (A) Discriminatory restrictive covenants in  
deeds limiting the transfer or lease of real property to  
individuals against whom discrimination is prohibited by  
division (H) (1) of section 4112.02 of the Revised Code are void.  
If an attorney, in preparing a deed, discovers a discriminatory  
covenant that is void under this section, the attorney may omit  
the discriminatory restrictive covenant from the new deed with  
immunity from civil liability. 6  
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(B) Omission of a discriminatory restrictive covenant from  
a deed pursuant to division (A) of this section does not affect  
the validity of the deed. No county recorder shall refuse to  
record a deed pursuant to division (B) of section 317.13 of the  
Revised Code due to such omission. 14  
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