

S. B. No. 39  
As Passed by the Senate

\_\_\_\_\_ moved to amend as follows:

In line 1 of the title, after "sections" insert "323.152, 323.153, 1  
4503.065, 4503.066,"; after "5739.01" insert ",", 2

In line 3 of the title, after "tax" insert "and to authorize an 3  
enhanced property tax homestead exemption for certain long-term 4  
homeowners" 5

In line 4, after "sections" insert "323.152, 323.153, 4503.065, 6  
4503.066,"; after "5739.01" insert ",", 7

After line 5, insert: 8

**"Sec. 323.152.** In addition to the reduction in taxes 9  
required under section 319.302 of the Revised Code, taxes shall 10  
be reduced as provided in divisions (A) and (B) of this section. 11

(A) (1) (a) Division (A) (1) of this section applies to any 12  
of the following persons: 13

(i) A person who is permanently and totally disabled; 14

(ii) A person who is sixty-five years of age or older; 15

(iii) A person who is the surviving spouse of a deceased person who was permanently and totally disabled or sixty-five years of age or older and who applied and qualified for a reduction in taxes under this division in the year of death, provided the surviving spouse is at least fifty-nine but not sixty-five or more years of age on the date the deceased spouse dies. 16  
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(b) Real property taxes on a homestead owned and occupied, or a homestead in a housing cooperative occupied, by a person to whom division (A) (1) of this section applies shall be reduced for each year for which an application for the reduction has been approved. The reduction shall equal one of the following amounts, as applicable to the person: 23  
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(i) If the person received a reduction under division (A) (1) of this section for tax year 2006, the greater of the reduction for that tax year or the amount computed under division (A) (1) (c) of this section; 29  
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(ii) If the person received, for any homestead, a reduction under division (A) (1) of this section for tax year 2013 or under division (A) of section 4503.065 of the Revised Code for tax year 2014 or the person is the surviving spouse of such a person and the surviving spouse is at least fifty-nine years of age on the date the deceased spouse dies, the amount computed under division (A) (1) (c) of this section. 33  
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(iii) If the person is not described in division (A) (1) (b) (i) or (ii) of this section and the person's total income does not exceed thirty thousand dollars, as adjusted under division (A) (1) (d) of this section, the amount computed under division (A) (1) (c) of this section. 40  
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(c) The amount of the reduction under division (A) (1) (c)	45
of this section equals the product of the following:	46
(i) Twenty-five thousand dollars of the true value of the	47
property in money, as adjusted under division (A) (1) (d) of this	48
section;	49
(ii) The assessment percentage established by the tax	50
commissioner under division (B) of section 5715.01 of the	51
Revised Code, not to exceed thirty-five per cent;	52
(iii) The effective tax rate used to calculate the taxes	53
charged against the property for the current year, where	54
"effective tax rate" is defined as in section 323.08 of the	55
Revised Code;	56
(iv) The quantity equal to one minus the sum of the	57
percentage reductions in taxes received by the property for the	58
current tax year under section 319.302 of the Revised Code and	59
division (B) of section 323.152 of the Revised Code.	60
(d) The tax commissioner shall adjust the total income	61
threshold described in division (A) (1) (b) (iii) and the reduction	62
amounts described in divisions (A) (1) (c) (i), (A) (2), <del>and (A) (3)</del> , <u>and (A) (4)</u>	63
of this section by completing the following	64
calculations in September of each year:	65
(i) Determine the percentage increase in the gross	66
domestic product deflator determined by the bureau of economic	67
analysis of the United States department of commerce from the	68
first day of January of the preceding calendar year to the last	69
day of December of the preceding calendar year;	70
(ii) Multiply that percentage increase by the total income	71
threshold or reduction amount for the current tax year, as	72

applicable;	73
(iii) Add the resulting product to the total income	74
threshold or the reduction amount, as applicable, for the	75
current tax year;	76
(iv) Round the resulting sum to the nearest multiple of	77
one hundred dollars.	78
The commissioner shall certify the amount resulting from	79
each adjustment to each county auditor not later than the first	80
day of December each year. The certified total income threshold	81
amount applies to the following tax year for persons described	82
in division (A) (1) (b) (iii) of this section. The certified	83
reduction amount applies to the following tax year. The	84
commissioner shall not make the applicable adjustment in any	85
calendar year in which the amount resulting from the adjustment	86
would be less than the total income threshold or the reduction	87
amount for the current tax year.	88
(2) (a) Real property taxes on a homestead owned and	89
occupied, or a homestead in a housing cooperative occupied, by a	90
disabled veteran shall be reduced for each year for which an	91
application for the reduction has been approved. The reduction	92
shall equal the product obtained by multiplying fifty thousand	93
dollars of the true value of the property in money, as adjusted	94
under division (A) (1) (d) of this section, by the amounts	95
described in divisions (A) (1) (c) (ii) to (iv) of this section.	96
The reduction is in lieu of any reduction under section 323.158	97
of the Revised Code or division (A) (1), (2) (b), <del>or (3)</del> , <u>or (4)</u>	98
of this section. The reduction applies to only one homestead	99
owned and occupied by a disabled veteran.	100
(b) Real property taxes on a homestead owned and occupied,	101

or a homestead in a housing cooperative occupied, by the 102  
surviving spouse of a disabled veteran shall be reduced for each 103  
year an application for exemption is approved. The reduction 104  
shall equal to the amount of the reduction authorized under 105  
division (A) (2) (a) of this section. 106

The reduction is in lieu of any reduction under section 107  
323.158 of the Revised Code or division (A) (1), (2) (a), ~~or (3)~~, 108  
or (4) of this section. The reduction applies to only one 109  
homestead owned and occupied by the surviving spouse of a 110  
disabled veteran. A homestead qualifies for a reduction in taxes 111  
under division (A) (2) (b) of this section beginning in one of the 112  
following tax years: 113

(i) For a surviving spouse described in division (L) (1) of 114  
section 323.151 of the Revised Code, the year the disabled 115  
veteran dies; 116

(ii) For a surviving spouse described in division (L) (2) 117  
of section 323.151 of the Revised Code, the first year on the 118  
first day of January of which the total disability rating 119  
described in division (F) of that section has been received for 120  
the deceased spouse. 121

In either case, the reduction shall continue through the 122  
tax year in which the surviving spouse dies or remarries. 123

(3) Real property taxes on a homestead owned and occupied, 124  
or a homestead in a housing cooperative occupied, by the 125  
surviving spouse of a public service officer killed in the line 126  
of duty shall be reduced for each year for which an application 127  
for the reduction has been approved. The reduction shall equal 128  
the product obtained by multiplying fifty thousand dollars of 129  
the true value of the property in money, as adjusted under 130

division (A) (1) (d) of this section, by the amounts described in 131  
divisions (A) (1) (c) (ii) to (iv) of this section. The reduction 132  
is in lieu of any reduction under section 323.158 of the Revised 133  
Code or division (A) (1) ~~or, (2), or (4)~~ of this section. The 134  
reduction applies to only one homestead owned and occupied by 135  
such a surviving spouse. A homestead qualifies for a reduction 136  
in taxes under division (A) (3) of this section for the tax year 137  
in which the public service officer dies through the tax year in 138  
which the surviving spouse dies or remarries. 139

(4) The following persons may, in lieu of any reduction 140  
under divisions (A) (1) to (3) of this section, claim a reduction 141  
equal to the product obtained by multiplying fifty thousand 142  
dollars of the true value of the property in money, as adjusted 143  
under division (A) (1) (d) of this section, by the amounts 144  
described in divisions (A) (1) (c) (ii) to (iv) of this section, 145  
for each year for which an application for the reduction has 146  
been approved: 147

(a) A person (i) to whom division (A) (1) of this section 148  
applies, (ii) whose total income does not exceed the threshold 149  
applicable under division (A) (1) (b) (iii) of this section for the 150  
tax year, and (iii) who has continuously owned and occupied the 151  
homestead for twenty or more years immediately preceding the 152  
first day of the tax year or, if the homestead is in a housing 153  
cooperative, continuously occupied the homestead for twenty or 154  
more years immediately preceding the first day of the tax year; 155

(b) The surviving spouse of a deceased person who applied 156  
for a reduction in taxes under division (A) (4) of this section 157  
in the year of death and qualified for that reduction under 158  
division (A) (4) (a) of this section, provided the surviving 159  
spouse occupied the homestead when the deceased person died and 160

has a total income that does not exceed the threshold applicable 161  
under division (A) (1) (b) (iii) of this section for the tax year. 162

A reduction in taxes under division (A) (4) of this section 163  
continues through the tax year in which the recipient dies or 164  
until the recipient no longer owns and occupies that property as 165  
a homestead or, in the case of a unit in a housing cooperative, 166  
occupies that property as a homestead. If the recipient 167  
qualifies for the reduction under division (A) (4) (b) of this 168  
section and does not meet the criteria prescribed by division 169  
(A) (4) (a) of this section, the reduction terminates if the 170  
person remarries, beginning with the tax year of the recipient's 171  
marriage. 172

(B) To provide a partial exemption, real property taxes on 173  
any homestead, and manufactured home taxes on any manufactured 174  
or mobile home on which a manufactured home tax is assessed 175  
pursuant to division (D) (2) of section 4503.06 of the Revised 176  
Code, shall be reduced for each year for which an application 177  
for the reduction has been approved. The amount of the reduction 178  
shall equal two and one-half per cent of the amount of taxes to 179  
be levied by qualifying levies on the homestead or the 180  
manufactured or mobile home after applying section 319.301 of 181  
the Revised Code. For the purposes of this division, "qualifying 182  
levy" has the same meaning as in section 319.302 of the Revised 183  
Code. 184

(C) The reductions granted by this section do not apply to 185  
special assessments or respread of assessments levied against 186  
the homestead, and if there is a transfer of ownership 187  
subsequent to the filing of an application for a reduction in 188  
taxes, such reductions are not forfeited for such year by virtue 189  
of such transfer. 190

(D) The reductions in taxable value referred to in this section shall be applied solely as a factor for the purpose of computing the reduction of taxes under this section and shall not affect the total value of property in any subdivision or taxing district as listed and assessed for taxation on the tax lists and duplicates, or any direct or indirect limitations on indebtedness of a subdivision or taxing district. If after application of sections 5705.31 and 5705.32 of the Revised Code, including the allocation of all levies within the ten-mill limitation to debt charges to the extent therein provided, there would be insufficient funds for payment of debt charges not provided for by levies in excess of the ten-mill limitation, the reduction of taxes provided for in sections 323.151 to 323.159 of the Revised Code shall be proportionately adjusted to the extent necessary to provide such funds from levies within the ten-mill limitation.

(E) No reduction shall be made on the taxes due on the homestead of any person convicted of violating division (D) or (E) of section 323.153 of the Revised Code for a period of three years following the conviction.

**Sec. 323.153.** (A) To obtain a reduction in real property taxes under division (A) or (B) of section 323.152 of the Revised Code or in manufactured home taxes under division (B) of section 323.152 of the Revised Code, the owner shall file an application with the county auditor of the county in which the owner's homestead is located.

To obtain a reduction in real property taxes under division (A) of section 323.152 of the Revised Code, the occupant of a homestead in a housing cooperative shall file an application with the nonprofit corporation that owns and



operates the housing cooperative, in accordance with this 221  
paragraph. Not later than the first day of March each year, the 222  
corporation shall obtain applications from the county auditor's 223  
office and provide one to each new occupant. Not later than the 224  
first day of May, any occupant who may be eligible for a 225  
reduction in taxes under division (A) of section 323.152 of the 226  
Revised Code shall submit the completed application to the 227  
corporation. Not later than the fifteenth day of May, the 228  
corporation shall file all completed applications, and the 229  
information required by division (B) of section 323.159 of the 230  
Revised Code, with the county auditor of the county in which the 231  
occupants' homesteads are located. Continuing applications shall 232  
be furnished to an occupant in the manner provided in division 233  
(C) (4) of this section. 234

(1) An application for reduction based upon a physical 235  
disability shall be accompanied by a certificate signed by a 236  
physician, and an application for reduction based upon a mental 237  
disability shall be accompanied by a certificate signed by a 238  
physician or psychologist licensed to practice in this state, 239  
attesting to the fact that the applicant is permanently and 240  
totally disabled. The certificate shall be in a form that the 241  
tax commissioner requires and shall include the definition of 242  
permanently and totally disabled as set forth in section 323.151 243  
of the Revised Code. An application for reduction based upon a 244  
disability certified as permanent and total by a state or 245  
federal agency having the function of so classifying persons 246  
shall be accompanied by a certificate from that agency. 247

An application by a disabled veteran or the surviving 248  
spouse of a disabled veteran for the reduction under division 249  
(A) (2) (a) or (b) of section 323.152 of the Revised Code shall be 250  
accompanied by a letter or other written confirmation from the 251

United States department of veterans affairs, or its predecessor 252  
or successor agency, showing that the veteran qualifies as a 253  
disabled veteran. 254

An application by the surviving spouse of a public service 255  
officer killed in the line of duty for the reduction under 256  
division (A) (3) of section 323.152 of the Revised Code shall be 257  
accompanied by a letter or other written confirmation from an 258  
employee or officer of the board of trustees of a retirement or 259  
pension fund in this state or another state or from the chief or 260  
other chief executive of the department, agency, or other 261  
employer for which the public service officer served when killed 262  
in the line of duty affirming that the public service officer 263  
was killed in the line of duty. 264

An application for a reduction under division (A) (4) of 265  
section 323.152 of the Revised Code shall be accompanied by 266  
documentation sufficient to prove that the applicant meets all 267  
qualifications for that reduction. 268

An application for a reduction under division (A) of 269  
section 323.152 of the Revised Code constitutes a continuing 270  
application for a reduction in taxes for each year in which the 271  
dwelling is the applicant's homestead. 272

(2) An application for a reduction in taxes under division 273  
(B) of section 323.152 of the Revised Code shall be filed only 274  
if the homestead or manufactured or mobile home was transferred 275  
in the preceding year or did not qualify for and receive the 276  
reduction in taxes under that division for the preceding tax 277  
year. The application for homesteads transferred in the 278  
preceding year shall be incorporated into any form used by the 279  
county auditor to administer the tax law in respect to the 280  
conveyance of real property pursuant to section 319.20 of the 281

Revised Code or of used manufactured homes or used mobile homes 282  
as defined in section 5739.0210 of the Revised Code. The owner 283  
of a manufactured or mobile home who has elected under division 284  
(D) (4) of section 4503.06 of the Revised Code to be taxed under 285  
division (D) (2) of that section for the ensuing year may file 286  
the application at the time of making that election. The 287  
application shall contain a statement that failure by the 288  
applicant to affirm on the application that the dwelling on the 289  
property conveyed is the applicant's homestead prohibits the 290  
owner from receiving the reduction in taxes until a proper 291  
application is filed within the period prescribed by division 292  
(A) (3) of this section. Such an application constitutes a 293  
continuing application for a reduction in taxes for each year in 294  
which the dwelling is the applicant's homestead. 295

(3) Failure to receive a new application filed under 296  
division (A) (1) or (2) or notification under division (C) of 297  
this section after an application for reduction has been 298  
approved is prima-facie evidence that the original applicant is 299  
entitled to the reduction in taxes calculated on the basis of 300  
the information contained in the original application. The 301  
original application and any subsequent application, including 302  
any late application, shall be in the form of a signed statement 303  
and shall be filed on or before the thirty-first day of December 304  
of the year for which the reduction is sought. The original 305  
application and any subsequent application for a reduction in 306  
manufactured home taxes shall be filed in the year preceding the 307  
year for which the reduction is sought. The statement shall be 308  
on a form, devised and supplied by the tax commissioner, which 309  
shall require no more information than is necessary to establish 310  
the applicant's eligibility for the reduction in taxes and the 311  
amount of the reduction, and, except for homesteads that are 312

units in a housing cooperative, shall include an affirmation by 313  
the applicant that ownership of the homestead was not acquired 314  
from a person, other than the applicant's spouse, related to the 315  
owner by consanguinity or affinity for the purpose of qualifying 316  
for the real property or manufactured home tax reduction 317  
provided for in division (A) or (B) of section 323.152 of the 318  
Revised Code. The form shall contain a statement that conviction 319  
of willfully falsifying information to obtain a reduction in 320  
taxes or failing to comply with division (C) of this section 321  
results in the revocation of the right to the reduction for a 322  
period of three years. In the case of an application for a 323  
reduction in taxes for persons described in division (A) (1) (b) 324  
(iii) of section 323.152 of the Revised Code, the form shall 325  
contain a statement that signing the application constitutes a 326  
delegation of authority by the applicant to the tax commissioner 327  
or the county auditor, individually or in consultation with each 328  
other, to examine any tax or financial records relating to the 329  
income of the applicant as stated on the application for the 330  
purpose of determining eligibility for the exemption or a 331  
possible violation of division (D) or (E) of this section. 332

(B) A late application for a tax reduction for the year 333  
preceding the year in which an original application is filed, or 334  
for a reduction in manufactured home taxes for the year in which 335  
an original application is filed, may be filed with the original 336  
application. If the county auditor determines the information 337  
contained in the late application is correct, the auditor shall 338  
determine the amount of the reduction in taxes to which the 339  
applicant would have been entitled for the preceding tax year 340  
had the applicant's application been timely filed and approved 341  
in that year. 342

The amount of such reduction shall be treated by the 343

auditor as an overpayment of taxes by the applicant and shall be 344  
refunded in the manner prescribed in section 5715.22 of the 345  
Revised Code for making refunds of overpayments. The county 346  
auditor shall certify the total amount of the reductions in 347  
taxes made in the current year under this division to the tax 348  
commissioner, who shall treat the full amount thereof as a 349  
reduction in taxes for the preceding tax year and shall make 350  
reimbursement to the county therefor in the manner prescribed by 351  
section 323.156 of the Revised Code, from money appropriated for 352  
that purpose. 353

(C) (1) If, in any year after an application has been filed 354  
under division (A) (1) or (2) of this section, the owner does not 355  
qualify for a reduction in taxes on the homestead or on the 356  
manufactured or mobile home set forth on such application, the 357  
owner shall notify the county auditor that the owner is not 358  
qualified for a reduction in taxes. 359

(2) If, in any year after an application has been filed 360  
under division (A) (1) of this section, the occupant of a 361  
homestead in a housing cooperative does not qualify for a 362  
reduction in taxes on the homestead, the occupant shall notify 363  
the county auditor that the occupant is not qualified for a 364  
reduction in taxes or file a new application under division (A) 365  
(1) of this section. 366

(3) If the county auditor or county treasurer discovers 367  
that an owner of property or occupant of a homestead in a 368  
housing cooperative not entitled to the reduction in taxes under 369  
division (A) or (B) of section 323.152 of the Revised Code 370  
failed to notify the county auditor as required by division (C) 371  
(1) or (2) of this section, a charge shall be imposed against 372  
the property in the amount by which taxes were reduced under 373

that division for each tax year the county auditor ascertains 374  
that the property was not entitled to the reduction and was 375  
owned by the current owner or, in the case of a homestead in a 376  
housing cooperative, occupied by the current occupant. Interest 377  
shall accrue in the manner prescribed by division (B) of section 378  
323.121 or division (G) (2) of section 4503.06 of the Revised 379  
Code on the amount by which taxes were reduced for each such tax 380  
year as if the reduction became delinquent taxes at the close of 381  
the last day the second installment of taxes for that tax year 382  
could be paid without penalty. The county auditor shall notify 383  
the owner or occupant, by ordinary mail, of the charge, of the 384  
owner's or occupant's right to appeal the charge, and of the 385  
manner in which the owner or occupant may appeal. The owner or 386  
occupant may appeal the imposition of the charge and interest by 387  
filing an appeal with the county board of revision not later 388  
than the last day prescribed for payment of real and public 389  
utility property taxes under section 323.12 of the Revised Code 390  
following receipt of the notice and occurring at least ninety 391  
days after receipt of the notice. The appeal shall be treated in 392  
the same manner as a complaint relating to the valuation or 393  
assessment of real property under Chapter 5715. of the Revised 394  
Code. The charge and any interest shall be collected as other 395  
delinquent taxes. 396

(4) Each year during January, the county auditor shall 397  
furnish by ordinary mail a continuing application to each person 398  
receiving a reduction under division (A) of section 323.152 of 399  
the Revised Code. The continuing application shall be used to 400  
report changes in total income, ownership, occupancy, 401  
disability, and other information earlier furnished the auditor 402  
relative to the reduction in taxes on the property. The 403  
continuing application shall be returned to the auditor not 404

later than the thirty-first day of December; provided, that if 405  
such changes do not affect the status of the homestead exemption 406  
or the amount of the reduction to which the owner is entitled 407  
under division (A) of section 323.152 of the Revised Code or to 408  
which the occupant is entitled under section 323.159 of the 409  
Revised Code, the application does not need to be returned. 410

(5) Each year during February, the county auditor, except 411  
as otherwise provided in this paragraph, shall furnish by 412  
ordinary mail an original application to the owner, as of the 413  
first day of January of that year, of a homestead or a 414  
manufactured or mobile home that transferred during the 415  
preceding calendar year and that qualified for and received a 416  
reduction in taxes under division (B) of section 323.152 of the 417  
Revised Code for the preceding tax year. In order to receive the 418  
reduction under that division, the owner shall file the 419  
application with the county auditor not later than the thirty- 420  
first day of December. If the application is not timely filed, 421  
the auditor shall not grant a reduction in taxes for the 422  
homestead for the current year, and shall notify the owner that 423  
the reduction in taxes has not been granted, in the same manner 424  
prescribed under section 323.154 of the Revised Code for 425  
notification of denial of an application. Failure of an owner to 426  
receive an application does not excuse the failure of the owner 427  
to file an original application. The county auditor is not 428  
required to furnish an application under this paragraph for any 429  
homestead for which application has previously been made on a 430  
form incorporated into any form used by the county auditor to 431  
administer the tax law in respect to the conveyance of real 432  
property or of used manufactured homes or used mobile homes, and 433  
an owner who previously has applied on such a form is not 434  
required to return an application furnished under this 435

paragraph. 436

(D) No person shall knowingly make a false statement for 437  
the purpose of obtaining a reduction in the person's real 438  
property or manufactured home taxes under section 323.152 of the 439  
Revised Code. 440

(E) No person shall knowingly fail to notify the county 441  
auditor of changes required by division (C) of this section that 442  
have the effect of maintaining or securing a reduction in taxes 443  
under section 323.152 of the Revised Code. 444

(F) No person shall knowingly make a false statement or 445  
certification attesting to any person's physical or mental 446  
condition for purposes of qualifying such person for tax relief 447  
pursuant to sections 323.151 to 323.159 of the Revised Code. 448

**Sec. 4503.065.** (A) (1) Division (A) of this section 449  
applies to any of the following persons: 450

(a) An individual who is permanently and totally disabled; 451

(b) An individual who is sixty-five years of age or older; 452

(c) An individual who is the surviving spouse of a 453  
deceased person who was permanently and totally disabled or 454  
sixty-five years of age or older and who applied and qualified 455  
for a reduction in assessable value under this section in the 456  
year of death, provided the surviving spouse is at least fifty- 457  
nine but not sixty-five or more years of age on the date the 458  
deceased spouse dies. 459

(2) The manufactured home tax on a manufactured or mobile 460  
home that is paid pursuant to division (C) of section 4503.06 of 461  
the Revised Code and that is owned and occupied as a home by an 462  
individual whose domicile is in this state and to whom this 463



section applies, shall be reduced for any tax year for which an  
application for such reduction has been approved, provided the  
individual did not acquire ownership from a person, other than  
the individual's spouse, related by consanguinity or affinity  
for the purpose of qualifying for the reduction. An owner  
includes a settlor of a revocable or irrevocable inter vivos  
trust holding the title to a manufactured or mobile home  
occupied by the settlor as of right under the trust.

(a) For manufactured and mobile homes for which the tax  
imposed by section 4503.06 of the Revised Code is computed under  
division (D) (2) of that section, the reduction shall equal one  
of the following amounts, as applicable to the person:

(i) If the person received a reduction under this section  
for tax year 2007, the greater of the reduction for that tax  
year or the amount computed under division (A) (2) (b) of this  
section;

(ii) If the person received, for any homestead, a  
reduction under division (A) of this section for tax year 2014  
or under division (A) (1) of section 323.152 of the Revised Code  
for tax year 2013 or the person is the surviving spouse of such  
a person and the surviving spouse is at least fifty-nine years  
of age on the date the deceased spouse dies, the amount computed  
under division (A) (2) (b) of this section.

(iii) If the person is not described in division (A) (2) (a)  
(i) or (ii) of this section and the person's total income does  
not exceed thirty thousand dollars, as adjusted under division  
(A) (2) (e) of this section, the amount computed under division  
(A) (2) (b) of this section.

(b) The amount of the reduction under division (A) (2) (b)

of this section equals the product of the following:	493
(i) Twenty-five thousand dollars of the true value of the property in money, as adjusted under division (A) (2) (e) of this section;	494 495 496
(ii) The assessment percentage established by the tax commissioner under division (B) of section 5715.01 of the Revised Code, not to exceed thirty-five per cent;	497 498 499
(iii) The effective tax rate used to calculate the taxes charged against the property for the current year, where "effective tax rate" is defined as in section 323.08 of the Revised Code;	500 501 502 503
(iv) The quantity equal to one minus the sum of the percentage reductions in taxes received by the property for the current tax year under section 319.302 of the Revised Code and division (B) of section 323.152 of the Revised Code.	504 505 506 507
(c) For manufactured and mobile homes for which the tax imposed by section 4503.06 of the Revised Code is computed under division (D) (1) of that section, the reduction shall equal one of the following amounts, as applicable to the person:	508 509 510 511
(i) If the person received a reduction under this section for tax year 2007, the greater of the reduction for that tax year or the amount computed under division (A) (2) (d) of this section;	512 513 514 515
(ii) If the person received, for any homestead, a reduction under division (A) of this section for tax year 2014 or under division (A) (1) of section 323.152 of the Revised Code for tax year 2013 or the person is the surviving spouse of such a person and the surviving spouse is at least fifty-nine years	516 517 518 519 520

of age on the date the deceased spouse dies, the amount computed	521
under division (A) (2) (d) of this section.	522
(iii) If the person is not described in division (A) (2) (c)	523
(i) or (ii) of this section and the person's total income does	524
not exceed thirty thousand dollars, as adjusted under division	525
(A) (2) (e) of this section, the amount computed under division	526
(A) (2) (d) of this section.	527
(d) The amount of the reduction under division (A) (2) (d)	528
of this section equals the product of the following:	529
(i) Twenty-five thousand dollars of the cost to the owner,	530
or the market value at the time of purchase, whichever is	531
greater, as those terms are used in division (D) (1) of section	532
4503.06 of the Revised Code, and as adjusted under division (A)	533
(2) (e) of this section;	534
(ii) The percentage from the appropriate schedule in	535
division (D) (1) (b) of section 4503.06 of the Revised Code;	536
(iii) The assessment percentage of forty per cent used in	537
division (D) (1) (b) of section 4503.06 of the Revised Code;	538
(iv) The tax rate of the taxing district in which the home	539
has its situs.	540
(e) The tax commissioner shall adjust the income threshold	541
described in divisions (A) (2) (a) (iii) and (A) (2) (c) (iii) and the	542
reduction amounts described in divisions (A) (2) (b) (i), (A) (2) (d)	543
(i), (B) (1), (B) (2), (C) (1), <del>and (C) (2)</del> , <u>and (F)</u> of this section	544
by completing the following calculations in September of each	545
year:	546
(i) Determine the percentage increase in the gross	547
domestic product deflator determined by the bureau of economic	548

analysis of the United States department of commerce from the 549  
first day of January of the preceding calendar year to the last 550  
day of December of the preceding calendar year; 551

(ii) Multiply that percentage increase by the total income 552  
threshold or reduction amount for the ensuing tax year, as 553  
applicable; 554

(iii) Add the resulting product to the total income 555  
threshold or reduction amount, as applicable for the ensuing tax 556  
year; 557

(iv) Round the resulting sum to the nearest multiple of 558  
one hundred dollars. 559

The commissioner shall certify the amount resulting from 560  
each adjustment to each county auditor not later than the first 561  
day of December each year. The certified amount applies to the 562  
second ensuing tax year. The commissioner shall not make the 563  
applicable adjustment in any calendar year in which the amount 564  
resulting from the adjustment would be less than the total 565  
income threshold or the reduction amount for the ensuing tax 566  
year. 567

(B) (1) The manufactured home tax levied pursuant to 568  
division (C) of section 4503.06 of the Revised Code on a 569  
manufactured or mobile home that is owned and occupied by a 570  
disabled veteran shall be reduced for any tax year for which an 571  
application for such reduction has been approved, provided the 572  
disabled veteran did not acquire ownership from a person, other 573  
than the disabled veteran's spouse, related by consanguinity or 574  
affinity for the purpose of qualifying for the reduction. An 575  
owner includes an owner within the meaning of division (A) (2) of 576  
this section. 577

(a) For manufactured and mobile homes for which the tax 578  
imposed by section 4503.06 of the Revised Code is computed under 579  
division (D) (2) of that section, the reduction shall equal the 580  
product obtained by multiplying fifty thousand dollars of the 581  
true value of the property in money, as adjusted under division 582  
(A) (2) (e) of this section, by the amounts described in divisions 583  
(A) (2) (b) (ii) to (iv) of this section. 584

(b) For manufactured and mobile homes for which the tax 585  
imposed by section 4503.06 of the Revised Code is computed under 586  
division (D) (1) of that section, the reduction shall equal the 587  
product obtained by multiplying fifty thousand dollars of the 588  
cost to the owner, or the market value at the time of purchase, 589  
whichever is greater, as those terms are used in division (D) (1) 590  
of section 4503.06 of the Revised Code, as adjusted under 591  
division (A) (2) (e) of this section, by the amounts described in 592  
divisions (A) (2) (d) (ii) to (iv) of this section. 593

The reduction is in lieu of any reduction under section 594  
4503.0610 of the Revised Code or division (A), (B) (2), ~~(C)~~, 595  
or (F) of this section. The reduction applies to only one 596  
manufactured or mobile home owned and occupied by a disabled 597  
veteran. 598

(2) The manufactured home tax levied pursuant to division 599  
(C) of section 4503.06 of the Revised Code on a manufactured or 600  
mobile home that is owned and occupied by the surviving spouse 601  
of a disabled veteran shall be reduced for each tax year for 602  
which an application for such reduction has been approved. The 603  
reduction shall equal the amount of the reduction authorized 604  
under division (B) (1) (a) or (b) of this section, as applicable. 605  
An owner includes an owner within the meaning of division (A) (2) 606  
of this section. 607

The reduction is in lieu of any reduction under section 608  
4503.0610 of the Revised Code or division (A), (B) (1), ~~or (C)~~, or (F) 609  
or (F) of this section. The reduction applies to only one 610  
manufactured or mobile home owned and occupied by the surviving 611  
spouse of a disabled veteran. A manufactured or mobile home 612  
qualifies for a reduction in taxes under division (B) (2) of this 613  
section beginning in one of the following tax years: 614

(a) For a surviving spouse described in division (H) (1) of 615  
section 4503.064 of the Revised Code, the year the disabled 616  
veteran dies; 617

(b) For a surviving spouse described in division (H) (2) of 618  
section 4503.064 of the Revised Code, the first year on the 619  
first day of January of which the total disability rating 620  
described in division (F) of section 323.151 of the Revised Code 621  
has been received for the deceased spouse. 622

In either case, the reduction shall continue through the 623  
tax year in which the surviving spouse dies or remarries. 624

(c) The manufactured home tax levied pursuant to division 625  
(C) of section 4503.06 of the Revised Code on a manufactured or 626  
mobile home that is owned and occupied by the surviving spouse 627  
of a public service officer killed in the line of duty shall be 628  
reduced for any tax year for which an application for such 629  
reduction has been approved, provided the surviving spouse did 630  
not acquire ownership from a person, other than the surviving 631  
spouse's deceased public service officer spouse, related by 632  
consanguinity or affinity for the purpose of qualifying for the 633  
reduction. An owner includes an owner within the meaning of 634  
division (A) (2) of this section. 635

(1) For manufactured and mobile homes for which the tax 636

imposed by section 4503.06 of the Revised Code is computed under 637  
division (D) (2) of that section, the reduction shall equal the 638  
product obtained by multiplying fifty thousand dollars of the 639  
true value of the property in money, as adjusted under division 640  
(A) (2) (e) of this section, by the amounts described in divisions 641  
(A) (2) (b) (ii) to (iv) of this section. 642

(2) For manufactured and mobile homes for which the tax 643  
imposed by section 4503.06 of the Revised Code is computed under 644  
division (D) (1) of that section, the reduction shall equal the 645  
product obtained by multiplying fifty thousand dollars of the 646  
cost to the owner, or the market value at the time of purchase, 647  
whichever is greater, as those terms are used in division (D) (1) 648  
of section 4503.06 of the Revised Code, as adjusted under 649  
division (A) (2) (e) of this section, by the amounts described in 650  
divisions (A) (2) (d) (ii) to (iv) of this section. 651

The reduction is in lieu of any reduction under section 652  
4503.0610 of the Revised Code or division (A) ~~or~~, (B), or (F) 653  
of this section. The reduction applies to only one manufactured 654  
or mobile home owned and occupied by such a surviving spouse. A 655  
manufactured or mobile home qualifies for a reduction in taxes 656  
under this division for the tax year in which the public service 657  
officer dies through the tax year in which the surviving spouse 658  
dies or remarries. 659

(D) If the owner or the spouse of the owner of a 660  
manufactured or mobile home is eligible for a homestead 661  
exemption on the land upon which the home is located, the 662  
reduction to which the owner or spouse is entitled under this 663  
section shall not exceed the difference between the reduction to 664  
which the owner or spouse is entitled under division (A), (B), 665  
~~or (C)~~, or (F) of this section and the amount of the reduction 666

under the homestead exemption. 667

(E) No reduction shall be made with respect to the home of 668  
any person convicted of violating division (C) or (D) of section 669  
4503.066 of the Revised Code for a period of three years 670  
following the conviction. 671

(F) The following persons may, in lieu of any reduction 672  
under divisions (A) to (C) of this section, claim a reduction on 673  
the manufactured home tax levied pursuant to division (C) of 674  
section 4503.06 of the Revised Code, equal to either the product 675  
obtained by multiplying fifty thousand dollars of the true value 676  
of the property in money, as adjusted under division (A) (2) (e) 677  
of this section, by the amounts described in divisions (A) (2) (b) 678  
(ii) to (iv) of this section for manufactured and mobile homes 679  
for which the tax imposed by section 4503.06 of the Revised Code 680  
is computed under division (D) (2) of that section, or the 681  
product obtained by multiplying fifty thousand dollars of the 682  
cost to the owner, or the market value at the time of purchase, 683  
whichever is greater, as those terms are used in division (D) (1) 684  
of section 4503.06 of the Revised Code, as adjusted under 685  
division (A) (2) (e) of this section, by the amounts described in 686  
divisions (A) (2) (d) (ii) to (iv) of this section for manufactured 687  
and mobile homes for which the tax imposed by section 4503.06 of 688  
the Revised Code is computed under division (D) (1) of that 689  
section: 690

(1) A person (a) to whom division (A) (1) of this section 691  
applies, (b) whose total income does not exceed the threshold 692  
applicable under division (A) (2) (a) (ii) or (A) (2) (c) (iii) of 693  
this tax year, as applicable, and (c) who has continuously owned 694  
and occupied the manufactured or mobile home as a home for 695  
twenty or more years immediately preceding the first day of the 696



tax year; 697

(2) The surviving spouse of a deceased person who applied 698  
for a reduction in taxes under division (F) of this section in 699  
the year of death and qualified for that reduction under 700  
division (F) (1) of this section, provided the surviving spouse 701  
occupied the manufactured or mobile home when the deceased 702  
person died and has a total income that does not exceed the 703  
threshold applicable under division (A) (2) (a) (ii) or (A) (2) (c) 704  
(iii) of this section for the tax year, as applicable. 705

A reduction in taxes under division (F) of this section 706  
shall continue through the tax year in which the recipient dies 707  
or until the recipient no longer owns and occupies that 708  
manufactured or mobile home as a home. If the recipient 709  
qualifies for the reduction under division (F) (2) of this 710  
section and does not meet the criteria prescribed by division 711  
(F) (1) of this section, the reduction terminates if the person 712  
remarries, beginning with the tax year of the recipient's 713  
marriage. 714

**Sec. 4503.066.** (A) (1) To obtain a tax reduction under 715  
section 4503.065 of the Revised Code, the owner of the home 716  
shall file an application with the county auditor of the county 717  
in which the home is located. An application for reduction in 718  
taxes based upon a physical disability shall be accompanied by a 719  
certificate signed by a physician, and an application for 720  
reduction in taxes based upon a mental disability shall be 721  
accompanied by a certificate signed by a physician or 722  
psychologist licensed to practice in this state. The certificate 723  
shall attest to the fact that the applicant is permanently and 724  
totally disabled, shall be in a form that the department of 725  
taxation requires, and shall include the definition of totally 726

and permanently disabled as set forth in section 4503.064 of the Revised Code. An application for reduction in taxes based upon a disability certified as permanent and total by a state or federal agency having the function of so classifying persons shall be accompanied by a certificate from that agency.

An application by a disabled veteran or the surviving spouse of a disabled veteran for the reduction under division (B) (1) or (2) of section 4503.065 of the Revised Code shall be accompanied by a letter or other written confirmation from the United States department of veterans affairs, or its predecessor or successor agency, showing that the veteran qualifies as a disabled veteran.

An application by the surviving spouse of a public service officer killed in the line of duty for the reduction under division (C) of section 4503.065 of the Revised Code shall be accompanied by a letter or other written confirmation from an officer or employee of the board of trustees of a retirement or pension fund in this state or another state or from the chief or other chief executive of the department, agency, or other employer for which the public service officer served when killed in the line of duty affirming that the public service officer was killed in the line of duty.

An application for a reduction under division (F) of section 4503.065 of the Revised Code shall be accompanied by documentation sufficient to prove that the applicant meets all qualifications for that reduction.

(2) Each application shall constitute a continuing application for a reduction in taxes for each year in which the manufactured or mobile home is occupied by the applicant. Failure to receive a new application or notification under

division (B) of this section after an application for reduction 757  
has been approved is prima-facie evidence that the original 758  
applicant is entitled to the reduction calculated on the basis 759  
of the information contained in the original application. The 760  
original application and any subsequent application shall be in 761  
the form of a signed statement and shall be filed on or before 762  
the thirty-first day of December of the year preceding the year 763  
for which the reduction is sought. The statement shall be on a 764  
form, devised and supplied by the tax commissioner, that shall 765  
require no more information than is necessary to establish the 766  
applicant's eligibility for the reduction in taxes and the 767  
amount of the reduction to which the applicant is entitled. The 768  
form shall contain a statement that signing such application 769  
constitutes a delegation of authority by the applicant to the 770  
tax commissioner or the county auditor, individually or in 771  
consultation with each other, to examine any tax or financial 772  
records that relate to the income of the applicant as stated on 773  
the application for the purpose of determining eligibility 774  
under, or possible violation of, division (C) or (D) of this 775  
section. The form also shall contain a statement that conviction 776  
of willfully falsifying information to obtain a reduction in 777  
taxes or failing to comply with division (B) of this section 778  
shall result in the revocation of the right to the reduction for 779  
a period of three years. 780

(3) A late application for a reduction in taxes for the 781  
year preceding the year for which an original application is 782  
filed may be filed with an original application. If the auditor 783  
determines that the information contained in the late 784  
application is correct, the auditor shall determine both the 785  
amount of the reduction in taxes to which the applicant would 786  
have been entitled for the current tax year had the application 787

been timely filed and approved in the preceding year, and the 788  
amount the taxes levied under section 4503.06 of the Revised 789  
Code for the current year would have been reduced as a result of 790  
the reduction. When an applicant is permanently and totally 791  
disabled on the first day of January of the year in which the 792  
applicant files a late application, the auditor, in making the 793  
determination of the amounts of the reduction in taxes under 794  
division (A)(3) of this section, is not required to determine 795  
that the applicant was permanently and totally disabled on the 796  
first day of January of the preceding year. 797

The amount of the reduction in taxes pursuant to a late 798  
application shall be treated as an overpayment of taxes by the 799  
applicant. The auditor shall credit the amount of the 800  
overpayment against the amount of the taxes or penalties then 801  
due from the applicant, and, at the next succeeding settlement, 802  
the amount of the credit shall be deducted from the amount of 803  
any taxes or penalties distributable to the county or any taxing 804  
unit in the county that has received the benefit of the taxes or 805  
penalties previously overpaid, in proportion to the benefits 806  
previously received. If, after the credit has been made, there 807  
remains a balance of the overpayment, or if there are no taxes 808  
or penalties due from the applicant, the auditor shall refund 809  
that balance to the applicant by a warrant drawn on the county 810  
treasurer in favor of the applicant. The treasurer shall pay the 811  
warrant from the general fund of the county. If there is 812  
insufficient money in the general fund to make the payment, the 813  
treasurer shall pay the warrant out of any undivided 814  
manufactured or mobile home taxes subsequently received by the 815  
treasurer for distribution to the county or taxing district in 816  
the county that received the benefit of the overpaid taxes, in 817  
proportion to the benefits previously received, and the amount 818

paid from the undivided funds shall be deducted from the money 819  
otherwise distributable to the county or taxing district in the 820  
county at the next or any succeeding distribution. At the next 821  
or any succeeding distribution after making the refund, the 822  
treasurer shall reimburse the general fund for any payment made 823  
from that fund by deducting the amount of that payment from the 824  
money distributable to the county or other taxing unit in the 825  
county that has received the benefit of the taxes, in proportion 826  
to the benefits previously received. On the second Monday in 827  
September of each year, the county auditor shall certify the 828  
total amount of the reductions in taxes made in the current year 829  
under division (A) (3) of this section to the tax commissioner 830  
who shall treat that amount as a reduction in taxes for the 831  
current tax year and shall make reimbursement to the county of 832  
that amount in the manner prescribed in section 4503.068 of the 833  
Revised Code, from moneys appropriated for that purpose. 834

(B) (1) If in any year for which an application for 835  
reduction in taxes has been approved the owner no longer 836  
qualifies for the reduction, the owner shall notify the county 837  
auditor that the owner is not qualified for a reduction in 838  
taxes. 839

(2) If the county auditor or county treasurer discovers 840  
that an owner not entitled to the reduction in manufactured home 841  
taxes under section 4503.065 of the Revised Code failed to 842  
notify the county auditor as required by division (B) (1) of this 843  
section, a charge shall be imposed against the manufactured or 844  
mobile home in the amount by which taxes were reduced under that 845  
section for each tax year the county auditor ascertains that the 846  
manufactured or mobile home was not entitled to the reduction 847  
and was owned by the current owner. Interest shall accrue in the 848  
manner prescribed by division (G) (2) of section 4503.06 of the 849

Revised Code on the amount by which taxes were reduced for each 850  
such tax year as if the reduction became delinquent taxes at the 851  
close of the last day the second installment of taxes for that 852  
tax year could be paid without penalty. The county auditor shall 853  
notify the owner, by ordinary mail, of the charge, of the 854  
owner's right to appeal the charge, and of the manner in which 855  
the owner may appeal. The owner may appeal the imposition of the 856  
charge and interest by filing an appeal with the county board of 857  
revision not later than the last day prescribed for payment of 858  
manufactured home taxes under section 4503.06 of the Revised 859  
Code following receipt of the notice and occurring at least 860  
ninety days after receipt of the notice. The appeal shall be 861  
treated in the same manner as a complaint relating to the 862  
valuation or assessment of manufactured or mobile homes under 863  
section 5715.19 of the Revised Code. The charge and any interest 864  
shall be collected as other delinquent taxes. 865

(3) During January of each year, the county auditor shall 866  
furnish each person whose application for reduction has been 867  
approved, by ordinary mail, a form on which to report any 868  
changes in total income, ownership, occupancy, disability, and 869  
other information earlier furnished the auditor relative to the 870  
application. The form shall be completed and returned to the 871  
auditor not later than the thirty-first day of December if the 872  
changes would affect the person's eligibility for the reduction. 873

(C) No person shall knowingly make a false statement for 874  
the purpose of obtaining a reduction in taxes under section 875  
4503.065 of the Revised Code. 876

(D) No person shall knowingly fail to notify the county 877  
auditor of any change required by division (B) of this section 878  
that has the effect of maintaining or securing a reduction in 879

taxes under section 4503.065 of the Revised Code. 880

(E) No person shall knowingly make a false statement or 881  
certification attesting to any person's physical or mental 882  
condition for purposes of qualifying such person for tax relief 883  
pursuant to sections 4503.064 to 4503.069 of the Revised Code. 884

(F) Whoever violates division (C), (D), or (E) of this 885  
section is guilty of a misdemeanor of the fourth degree. " 886

In line 1969, after "sections" insert "323.152, 323.153, 4503.065, 887  
4503.066,"; after "5739.01" insert "," 888

After line 1973, insert: 889

**"Section 4.** The amendment by this act of sections 323.152 890  
and 323.153 of the Revised Code applies to tax year 2025 and 891  
every tax year thereafter. The amendment by this act of sections 892  
4503.065 and 4503.066 of the Revised Code applies to tax year 893  
2026 and every tax year thereafter. 894

**Section 5.** The General Assembly, applying the principle 895  
stated in division (B) of section 1.52 of the Revised Code that 896  
amendments are to be harmonized if reasonably capable of 897  
simultaneous operation, finds that the following sections, 898  
presented in this act as composites of the sections as amended 899  
by the acts indicated, are the resulting versions of the 900  
sections in effect prior to the effective date of the sections 901  
as presented in this act: 902

Section 323.152 of the Revised Code as amended by both 903  
H.B. 33 and S.B. 43 of the 135th General Assembly. 904

Section 4503.065 of the Revised Code as amended by both 905  
H.B. 33 and S.B. 43 of the 135th General Assembly." 906

The motion was \_\_\_\_\_ agreed to.

<u>SYNOPSIS</u>	907
<b>Homestead exemption for certain long-term homeowners</b>	908
<b>R.C. 323.152, 323.153, 4503.065, and 4503.066; Sections 4 and 5</b>	909 910
Establishes an enhanced \$50,000, indexed to inflation,	911
homestead exemption for homeowners who qualify for the general	912
homestead exemption and who have continuously owned and occupied	913
the homestead or manufactured home for 20 or more consecutive	914
years.	915
Reimburses local taxing authorities from the GRF for	916
forgone revenue resulting from the new enhanced exemption.	917