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**Ohio House of Representatives Civil Justice Committee
Interested Party Testimony – House Bill 390 (WRITTEN ONLY)
April 30, 2024**

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Senior Policy Analyst**

Chairman Hillyer, Vice Chair Mathews, Ranking Member Isaacsohn, and members of the House Civil Justice Committee, my name is Jon Honeck with the County Commissioners Association of Ohio. Thank you for the opportunity to provide written interested party testimony to House Bill 390. CCAO has no position on the bill as a whole, but would like to comment on an amendment expected to be offered today.

The amendment in question would limit the ability of counties to transfer abandoned, tax-foreclosed property directly to a county land bank or other political subdivision to only circumstances where the delinquent taxes on the property exceed the property's fair market value. Under current law, counties can directly transfer abandoned, tax-foreclosed property even if the fair market value exceeds the delinquent taxes due if the county utilizes the expedited foreclosure process (called the "alternative redemption period" in R.C. 323.78).

CCAO agrees with the Ohio Land Bank Association (OLBA) and the County Treasurers Association of Ohio (CTAO) that the amendment would eliminate an important tool that local governments use to manage blight. Current law protects property owners' rights since the alternative redemption period may only be used if the property is abandoned. The Revised Code already outlines a thorough process to ensure that property is not erroneously classified as abandoned.

If the General Assembly wants to improve the process to provide additional protections, CCAO is supportive of the language that OLBA and CTAO have developed.

CCAO would like to thank Representative Brown and Representative Swearingen for bringing this legislation forward and the committee for its consideration of the bill. We respectfully request the committee to abstain from adopting the amendment described above.

