



State Representative Brett Hillyer
Ohio's 51st House District

Chairman Edwards, Vice Chair LaRe, Ranking Member Sweeney and members of the House Finance Committee, thank you for the privilege to present sponsor testimony regarding HB 181. This legislation seeks to modernize the management of electronic records and transactions within County Recorders' offices by proposing changes to ORC Sections 317.13, 317.32 and 317.36.

The primary goal of this legislation is to enhance real estate commerce in Ohio. It aims to establish a technological framework enabling electronic transactions in all 88 counties of Ohio, along with ensuring the availability of electronically accessible records dating back to 1980. This policy change has been thoroughly discussed with various organizations operating in all 88 counties and represents a reintroduction of HB 237 from the 134th General Assembly. Specifically, this bill mandates the following:

- By January 1st of 2025, all county recorders, county auditors and county engineers responsible for the tax map department must offer an electronic recording process for conveyances.
- County recorders are required to provide an electronic recording process for all other documents defined in Sec. 317.08, except for 317.08 (A) (24) and those documents explicitly exempted in the county's land transfer policy, which must comply with Section 319.203 and Section 315.251.
- By January 1, 2025, all county recorders must make electronic indexes and documents dating back to January 1, 1980, accessible to the public on the internet. An exception applies to veteran discharge papers, as they are not considered public records under Section 149.43 (A)(1)(z).

Chairman Edwards, Vice Chair LaRe, Ranking Member Sweeney and members of the House Finance Committee, I appreciate the opportunity once again to provide sponsor testimony on this bill, and I am available to address any questions you may have.