



**House Finance Committee  
Proponent Testimony  
Senate Bill 94  
6/12/2024**

Chairman Edwards, Vice Chair LaRe, Ranking Member Sweeney, and members of the House Finance Committee, thank you for the opportunity to provide written testimony in support of Senate Bill (SB) 94.

Formed in 1910, Ohio REALTORS® is the state's largest professional trade association with approximately 36,000 members representing both residential and commercial practitioners, as well as auctioneers and appraisers. We also represent homeowners, homebuyers, as well as investors and support policies to protect private property rights.

Historically, our organization has opposed fees, taxes or surcharges that increase the cost of homeownership, regardless of how small the increase may be. However, we are diverting from that position to support SB 94, which would modernize electronic records and conveyances maintained by county recorders. We appreciate the sponsors being mindful of the rising cost of homeownership by ensure the document preservation surcharge allowed in the bill does not exceed \$5, which will support the preservation and digitization of documents and ongoing costs incurred by the county recorder's office in making these records publicly available.

The COVID-19 pandemic shed light on the critical importance of providing functioning online systems, and this is certainly the case for the transfer of real property. By creating an online system to record and access documents in all 88 counties, future efforts to view these documents will be faster and more convenient.

In addition to supporting the digitization of county records, we also support language in ORC 5232.02 that would allow a rental unit owner's agent or representative to register a rental property with the County Auditor. Current statute only permits a rental unit owner to register their property when required by the County Auditor. This change would extend the permission to an owner's agent or representative.

We appreciate the opportunity to provide written comments in support of SB 94. This legislation is a significant step forward in modernizing and streamlining the process associated with electronic records and conveyances and will foster a more transparent and user-friendly system.

Sincerely,

Scott Williams  
Chief Executive Officer  
Ohio REALTORS®



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