

Chairman Roemer, Vice Chair Lorenz, Ranking Member Troy and members of the House Ways and Means Committee. My name is Dan Acton and I am the Government Affairs Director of the Ohio Real Estate Investors Association (OREIA) and am here to testify as a proponent to House Bill 280.

First and foremost, lead-safe laws serve protect the most vulnerable members of our society, our children. Investing in lead-safe practices protect the well-being of our tenants and the safety of our properties.

HB 280 aims to bring more landlords and property owners into compliance with lead safe laws and ultimately make our housing market safe. Currently, dwellings built before 1978 should be tested for the potential of lead paint hazards. Many dwellings such as these are rental units (single family, duplex, apartments, etc.) spread throughout our communities. These rental properties are not currently eligible under the program and the changes proposed within the bill will allow more property owners to protect Ohioans from potential lead hazards in their homes.

Many of our largest municipalities in Ohio have implemented a lead safe certificate programs. OREIA is in favor of making sure that these processes do not become overburdensome and costly to comply with. Requiring that a lead safe certificate be issued/denied within 30 days of submitting any required reports will ensure that we can keep our properties in compliance of lead safe laws properly and efficiently.

In conclusion, this bill makes lead safe laws easier to comply with and will protect more Ohioans from lead hazards by expanding the pool of eligible properties in the program.

I am happy to take any questions at this time.