



SENATE SELECT COMMITTEE ON HOUSING  
SENATE BILL 245  
JUNE 25 , 2024

TESTIMONY

TIM WILLIAMS, EXECUTIVE DIRECTOR  
OHIO MANUFACTURED HOMES ASSOCIATION

Chairwoman Reynolds, Ranking Member Craig, and Members of the Senate Select Committee on Housing,

I am Tim Williams, Executive Director of the Ohio Manufactured Homes Association. Since 1947, the Association has represented all segments of the manufactured homes industry in Ohio.

OMHA supports several items in the legislation while opposing some others. We support requiring plan reviews for construction projects to be conducted within 30 days. I also recommend for the Committee's consideration that any additional information requested by The Board of Building Standards' plan reviewers be reviewed within seven days of receiving the additional information.

**EVICCTIONS**

The legislation creates an "Eviction Defense' fund with the Ohio Access to Justice Foundation if the General Assembly appropriates monies. Those monies then can flow to Legal Aid or similar organizations which already receive substantial government funding. This should not be an additional taxpayer responsibility.

The legislation also provides a non-binding mediation process as a right for the tenant facing eviction if so requested. This allows the tenant to receive a 14-day continuance to obtain an attorney (which may be at no cost through groups like Legal Aid). The tenant can further receive a 50-day continuance if the tenant asks for non-binding mediation.

Evictions are already a challenging and time-consuming process. Defaulting tenants (or for other legal reasons) facing eviction who ask for mediation, which many likely will do, would allow the tenant to stay in the home for almost two months longer for free. Right now, the continuance limit is 8 days and needs to stay that way.

We understand the desire for more transparency for real property and manufactured home conveyances. However, the process requires a person holding more than 50% of stock or ownership interest to provide additional information to the local county auditor. Exactly how this process would work is unclear and it has the potential to be cumbersome and impractical.

For example, currently, The Ohio Department of Commerce, which regulates manufactured homes requires CEOs of large portfolios of manufactured homes with properties in multiple states to be fingerprinted for any home installers who install manufactured homes in Ohio.

Likewise, the 50% ownership requirement for CEOs, owners or those controlling daily operations to send an affirmation of fact to the local county auditor for any home sold seems similar to the Department of Commerce impractical fingerprint requirements for CEOs. Perhaps more clarification can be provided on exactly how this process will work and if local employees can perform the 'agent' responsibility to provide information to county auditors.

OMHA will be happy to provide additional information if so desired by the Committee.

Thank you for the opportunity to provide testimony on SB 245.