
COUNTY AUDITORS' ASSOCIATION OF OHIO

County Auditors Association of Ohio
Tom Pappas, Executive Director
Written Opposition Testimony, Senate Bill 25
Tuesday, May 9, 2023

Chairman Manning, Vice Chair, Vice Chair Reynolds, Ranking Member Hicks-Hudson, and member of the Senate Judiciary Committee, the testimony outline below is in opposition to Senate Bill 25 on behalf of the County Auditors Association of Ohio.

As you might be aware, courts sometimes will order the sale of property to satisfy debt. Often times, the debts include unpaid mortgage debt or unpaid property taxes. Currently, the sheriff appraises your home with the aid of a three neutral parties. The sale will then be advertised in the local newspaper for three consecutive weeks.

The sheriff sale is held. The sale is a public auction. The property may not be sold for less than 2/3 of its appraised value. Failure to meet that deadline results in the appraisers forfeiting their right to payment. It also results in the costs of the appraisals being omitted from the costs in the case, and the appraised value according to the county auditor's records setting the appraised value for the sale, unless the court authorizes another appraisal for good cause.

The CAAO opposes the legislation in its current form. We believe Senate Bill 25 is searching for a solution to a problem that we don't believe exists within the current process of Ohio's Sheriff sales. As always, we would welcome continued discussions with the bills proponents in effort to find a legislative fix.