



Senator George Lang
Senate Bill 253
Sponsor Testimony
Senate Community Revitalization Committee
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Chairman Landis, Vice Chair Chavez, Ranking Member Sykes, and members of the Senate Community Revitalization Committee, thank you for allowing me to provide sponsor testimony on Senate Bill 253: a bill that seeks to streamline compliance for lead safe certificate programs, and expand the use of the Lead Abatement Tax Credit to help small businesses who are currently unable to qualify.

As many of us are aware, poisoning from lead exposure has affected thousands of Ohioans, with many still facing this challenge today. And with a housing market that has a record high demand and low supply, this has left Ohio with a unique challenge: ensuring older homes are safe to live in.

In 1978, the federal government banned the use of lead-based paint. While this was a good thing for the health of our citizens, it has left us with tens of thousands of homes that have potential health hazards. To help remedy this issue, the 134th General Assembly apportioned \$5M in tax credits per year as the Lead Abatement Tax Credit through the Department of Health. However, only \$53K of the available \$5M has been taken advantage of in the last year on record, according to LSC.

Senate Bill 253 makes **two changes** to the existing Lead Abatement Tax Credit. First, it allows the credit to be refundable. This will allow small businesses who currently don't qualify the credit due to a \$250k threshold, to benefit from it. Secondly, it allows pass-through entities, or landlords, to be eligible for the credit. This will ensure landlords will be able to have lead removed from their properties.

In addition to expanding the Lead Abatement Tax Credit, Senate Bill 253 streamlines the framework for lead safe certificate programs. Currently, these programs provide landlords with certificates to certify that a property is lead-safe for residents. Some cities require these certificates for landlords, and apply harsh penalties if not obtained. This has become problematic for some landlords who apply for the certificate, but have to wait a

long time before they receive it. Some cities fine landlords hundreds of dollars per day, leading to excess costs for landlords, and eventually consumers.

Senate Bill 253 seeks to remedy this by implementing a 30-day period in which lead safe certificates must be processed. If that 30 day limit is surpassed, there is an LGF penalty assessed that is based off the amount of delinquent applications. In addition, this bill allows for a lead risk assessor to perform pre-cleaning duties and charge for the service. This provision is according to HUD guidelines which specifies that the person performing the cleaning and testing must be two separate people.

Senate Bill 253 will not only help small businesses and make the process of complying with regulations more efficient, but they will also help ensure Ohio's homes are safe to live in. By enacting the changes in Senate Bill 253 we are taking one more step toward making Ohio the most business friendly state in the country.

Thank you, Mr. Chairman, for allowing me to provide sponsor testimony, and I would be happy to answer any questions.