

Am. H. B. No. 50

As Passed by the House

_____ moved to amend as follows:

In line 1 of the title, delete the first "section" and insert 1
"sections"; after "120.54" insert "and 4722.01" 2

In line 6 of the title, after "housing" insert ", and to extend the 3
Home Construction Service Suppliers Act to repairs, improvements, 4
remodels, or renovations of existing structures" 5

In line 7, delete the first "section" and insert "sections"; after 6
"120.54" insert "and 4722.01" 7

After line 383, insert: 8

"Sec. 4722.01. As used in this chapter: 9

(A) "Cost-plus contract" means a contract entered into 10
between an owner and a home construction service supplier under 11
which payment to the supplier is based on the cost of a product 12
plus the supplier's rate for labor to install the product plus 13
an agreed percentage of profit or a stipulated fee. 14

(B) "Home construction service" means the construction of 15
a residential building, including the creation of a new 16



structure and the repair, improvement, remodel, or renovation of 17
an existing structure. "Home construction service" does not 18
include construction performed on a structure that contains four 19
or more dwelling units, except for work on an individual 20
dwelling unit within that structure, or construction performed 21
on the common area of a condominium property. 22

(C) "Home construction service contract" means a contract 23
between an owner and a supplier to perform home construction 24
services, including services rendered based on a cost-plus 25
contract, for an amount exceeding twenty-five thousand dollars. 26

(D) "Home construction service supplier" or "supplier" 27
means a person who contracts with an owner to provide home 28
construction services for compensation and who maintains in 29
force a general liability insurance policy in an amount of not 30
less than two hundred fifty thousand dollars. 31

(E) "Owner" means the person who contracts with a home 32
construction service supplier. "Owner" may include the owner of 33
the property, a tenant who occupies the dwelling unit on which 34
the home construction service is performed, or a person the 35
owner authorizes to act on the owner's behalf to contract for a 36
home construction service, and any other person who contracts 37
for a home construction service. 38

(F) "Residential building" means a one-, two-, or three- 39
family dwelling and any accessory construction incidental to the 40
dwelling. "Residential building" does not include any of the 41
following: 42

(1) An industrialized unit as described in section 3781.06 43
of the Revised Code; 44

(2) A manufactured home as described in section 3781.06 of 45

the Revised Code; 46

(3) A mobile home as described in section 4501.01 of the 47
Revised Code. 48

(G) "Workmanlike manner" means the home construction 49
service supplier has engaged in construction that meets or 50
exceeds the minimum quantifiable standards promulgated by the 51
Ohio home builders association." 52

In line 384, delete "section" and insert "sections"; after "120.54" 53
insert "and 4722.01" 54

In line 385, delete "is" and insert "are" 55

The motion was _____ agreed to.

SYNOPSIS 56

Home Construction Service Suppliers Act 57

R.C. 4722.01 58

Makes home construction service contracts that are over 59
\$25,000 for repairs, improvements, remodels, or renovations of 60
existing structures subject to the Home Construction Service 61
Suppliers Act. 62