

**As Introduced**

**135th General Assembly**

**Regular Session**

**2023-2024**

**H. B. No. 60**

**Representative Troy**

**Cosponsors: Representatives Humphrey, Dell'Aquila, Miranda, Brent, Weinstein, Forhan, McNally, Miller, A., Brennan, Sweeney, Russo, Skindell, Lightbody, Baker, Upchurch**

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**A BILL**

To amend sections 323.152 and 4503.065 of the Revised Code to increase the amount of and expand the income qualifications for the homestead exemption.

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That sections 323.152 and 4503.065 of the Revised Code be amended to read as follows:

**Sec. 323.152.** In addition to the reduction in taxes required under section 319.302 of the Revised Code, taxes shall be reduced as provided in divisions (A) and (B) of this section.

(A) (1) (a) Division (A) (1) of this section applies to any of the following persons:

(i) A person who is permanently and totally disabled;

(ii) A person who is sixty-five years of age or older;

(iii) A person who is the surviving spouse of a deceased person who was permanently and totally disabled or sixty-five

years of age or older and who applied and qualified for a 16  
reduction in taxes under this division in the year of death, 17  
provided the surviving spouse is at least fifty-nine but not 18  
sixty-five or more years of age on the date the deceased spouse 19  
dies. 20

(b) Real property taxes on a homestead owned and occupied, 21  
or a homestead in a housing cooperative occupied, by a person to 22  
whom division (A) (1) of this section applies shall be reduced 23  
for each year for which an application for the reduction has 24  
been approved. The reduction shall equal one of the following 25  
amounts, as applicable to the person: 26

(i) If the person received a reduction under division (A) 27  
(1) of this section for tax year 2006, the greater of the 28  
reduction for that tax year or the amount computed under 29  
division (A) (1) (c) of this section; 30

(ii) If the person received, for any homestead, a 31  
reduction under division (A) (1) of this section for tax year 32  
2013 or under division (A) of section 4503.065 of the Revised 33  
Code for tax year 2014 or the person is the surviving spouse of 34  
such a person and the surviving spouse is at least fifty-nine 35  
years of age on the date the deceased spouse dies, the amount 36  
computed under division (A) (1) (c) of this section. For purposes 37  
of divisions (A) (1) (b) (ii) and (iii) of this section, a person 38  
receives a reduction under division (A) (1) of this section or 39  
under division (A) of section 4503.065 of the Revised Code for 40  
tax year 2013 or 2014, respectively, if the person files a late 41  
application for that respective tax year that is approved by the 42  
county auditor under section 323.153 or 4503.066 of the Revised 43  
Code. 44

(iii) If the person is not described in division (A) (1) (b) 45

(i) or (ii) of this section and the person's total income does 46  
not exceed ~~thirty-five thousand~~ forty thousand dollars, as adjusted under 47  
division (A) (1) (d) of this section, the amount computed under 48  
division (A) (1) (c) of this section. 49

(c) The amount of the reduction under division (A) (1) (c) 50  
of this section equals the product of the following: 51

(i) ~~Twenty-five thousand~~ Forty thousand dollars of the 52  
true value of the property in money, as adjusted under division 53  
(A) (1) (d) of this section; 54

(ii) The assessment percentage established by the tax 55  
commissioner under division (B) of section 5715.01 of the 56  
Revised Code, not to exceed thirty-five per cent; 57

(iii) The effective tax rate used to calculate the taxes 58  
charged against the property for the current year, where 59  
"effective tax rate" is defined as in section 323.08 of the 60  
Revised Code; 61

(iv) The quantity equal to one minus the sum of the 62  
percentage reductions in taxes received by the property for the 63  
current tax year under section 319.302 of the Revised Code and 64  
division (B) of section 323.152 of the Revised Code. 65

(d) Each calendar year, the tax commissioner shall adjust 66  
the total income threshold described in division (A) (1) (b) (iii) 67  
and the reduction amount described in division (A) (1) (c) (i) of 68  
this section by completing the following calculations in 69  
September of each year: 70

(i) Determine the percentage increase in the gross 71  
domestic product deflator determined by the bureau of economic 72  
analysis of the United States department of commerce from the 73  
first day of January of the preceding calendar year to the last 74

day of December of the preceding calendar year; 75

(ii) Multiply that percentage increase by the total income 76  
threshold or reduction amount for the current tax year, as 77  
applicable; 78

(iii) Add the resulting product to the total income 79  
threshold or the reduction amount, as applicable, for the 80  
current tax year; 81

(iv) Round the resulting sum to the nearest multiple of 82  
one hundred dollars. 83

The commissioner shall certify the amount resulting from 84  
~~the~~ each adjustment to each county auditor not later than the 85  
first day of December each year. The certified total income 86  
threshold amount applies to the following tax year for persons 87  
described in division (A) (1) (b) (iii) of this section. The 88  
certified reduction amount applies to the following tax year. 89  
The commissioner shall not make the applicable adjustment in any 90  
calendar year in which the amount resulting from the adjustment 91  
would be less than the total income threshold or the reduction 92  
amount for the current tax year. 93

(2) Real property taxes on a homestead owned and occupied, 94  
or a homestead in a housing cooperative occupied, by a disabled 95  
veteran shall be reduced for each year for which an application 96  
for the reduction has been approved. The reduction shall equal 97  
the product obtained by multiplying fifty thousand dollars of 98  
the true value of the property in money by the amounts described 99  
in divisions (A) (1) (c) (ii) to (iv) of this section. The 100  
reduction is in lieu of any reduction under section 323.158 of 101  
the Revised Code or division (A) (1) or (3) of this section. The 102  
reduction applies to only one homestead owned and occupied by a 103

disabled veteran. 104

If a homestead qualifies for a reduction in taxes under 105  
division (A) (2) of this section for the year in which the 106  
disabled veteran dies, and the disabled veteran is survived by a 107  
spouse who occupied the homestead when the disabled veteran died 108  
and who acquires ownership of the homestead or, in the case of a 109  
homestead that is a unit in a housing cooperative, continues to 110  
occupy the homestead, the reduction shall continue through the 111  
year in which the surviving spouse dies or remarries. 112

(3) Real property taxes on a homestead owned and occupied, 113  
or a homestead in a housing cooperative occupied, by the 114  
surviving spouse of a public service officer killed in the line 115  
of duty shall be reduced for each year for which an application 116  
for the reduction has been approved. The reduction shall equal 117  
the product obtained by multiplying fifty thousand dollars of 118  
the true value of the property in money by the amounts described 119  
in divisions (A) (1) (c) (ii) to (iv) of this section. The 120  
reduction is in lieu of any reduction under section 323.158 of 121  
the Revised Code or division (A) (1) or (2) of this section. The 122  
reduction applies to only one homestead owned and occupied by 123  
such a surviving spouse. A homestead qualifies for a reduction 124  
in taxes under division (A) (3) of this section for the tax year 125  
in which the public service officer dies through the tax year in 126  
which the surviving spouse dies or remarries. 127

(B) To provide a partial exemption, real property taxes on 128  
any homestead, and manufactured home taxes on any manufactured 129  
or mobile home on which a manufactured home tax is assessed 130  
pursuant to division (D) (2) of section 4503.06 of the Revised 131  
Code, shall be reduced for each year for which an application 132  
for the reduction has been approved. The amount of the reduction 133

shall equal two and one-half per cent of the amount of taxes to 134  
be levied by qualifying levies on the homestead or the 135  
manufactured or mobile home after applying section 319.301 of 136  
the Revised Code. For the purposes of this division, "qualifying 137  
levy" has the same meaning as in section 319.302 of the Revised 138  
Code. 139

(C) The reductions granted by this section do not apply to 140  
special assessments or respread of assessments levied against 141  
the homestead, and if there is a transfer of ownership 142  
subsequent to the filing of an application for a reduction in 143  
taxes, such reductions are not forfeited for such year by virtue 144  
of such transfer. 145

(D) The reductions in taxable value referred to in this 146  
section shall be applied solely as a factor for the purpose of 147  
computing the reduction of taxes under this section and shall 148  
not affect the total value of property in any subdivision or 149  
taxing district as listed and assessed for taxation on the tax 150  
lists and duplicates, or any direct or indirect limitations on 151  
indebtedness of a subdivision or taxing district. If after 152  
application of sections 5705.31 and 5705.32 of the Revised Code, 153  
including the allocation of all levies within the ten-mill 154  
limitation to debt charges to the extent therein provided, there 155  
would be insufficient funds for payment of debt charges not 156  
provided for by levies in excess of the ten-mill limitation, the 157  
reduction of taxes provided for in sections 323.151 to 323.159 158  
of the Revised Code shall be proportionately adjusted to the 159  
extent necessary to provide such funds from levies within the 160  
ten-mill limitation. 161

(E) No reduction shall be made on the taxes due on the 162  
homestead of any person convicted of violating division (D) or 163

(E) of section 323.153 of the Revised Code for a period of three 164  
years following the conviction. 165

**Sec. 4503.065.** (A) (1) Division (A) of this section applies 166  
to any of the following persons: 167

(a) An individual who is permanently and totally disabled; 168

(b) An individual who is sixty-five years of age or older; 169

(c) An individual who is the surviving spouse of a 170  
deceased person who was permanently and totally disabled or 171  
sixty-five years of age or older and who applied and qualified 172  
for a reduction in assessable value under this section in the 173  
year of death, provided the surviving spouse is at least fifty- 174  
nine but not sixty-five or more years of age on the date the 175  
deceased spouse dies. 176

(2) The manufactured home tax on a manufactured or mobile 177  
home that is paid pursuant to division (C) of section 4503.06 of 178  
the Revised Code and that is owned and occupied as a home by an 179  
individual whose domicile is in this state and to whom this 180  
section applies, shall be reduced for any tax year for which an 181  
application for such reduction has been approved, provided the 182  
individual did not acquire ownership from a person, other than 183  
the individual's spouse, related by consanguinity or affinity 184  
for the purpose of qualifying for the reduction. An owner 185  
includes a settlor of a revocable or irrevocable inter vivos 186  
trust holding the title to a manufactured or mobile home 187  
occupied by the settlor as of right under the trust. 188

(a) For manufactured and mobile homes for which the tax 189  
imposed by section 4503.06 of the Revised Code is computed under 190  
division (D) (2) of that section, the reduction shall equal one 191  
of the following amounts, as applicable to the person: 192

(i) If the person received a reduction under this section 193  
for tax year 2007, the greater of the reduction for that tax 194  
year or the amount computed under division (A) (2) (b) of this 195  
section; 196

(ii) If the person received, for any homestead, a 197  
reduction under division (A) of this section for tax year 2014 198  
or under division (A) (1) of section 323.152 of the Revised Code 199  
for tax year 2013 or the person is the surviving spouse of such 200  
a person and the surviving spouse is at least fifty-nine years 201  
of age on the date the deceased spouse dies, the amount computed 202  
under division (A) (2) (b) of this section. For purposes of 203  
divisions (A) (2) (a) (ii) and (iii) of this section, a person 204  
receives a reduction under division (A) of this section or 205  
division (A) (1) of section 323.152 of the Revised Code for tax 206  
year 2014 or 2013, respectively, if the person files a late 207  
application for that respective tax year that is approved by the 208  
county auditor under section 4503.066 or 323.153 of the Revised 209  
Code. 210

(iii) If the person is not described in division (A) (2) (a) 211  
(i) or (ii) of this section and the person's total income does 212  
not exceed ~~thirty-five~~ forty-five thousand dollars, as adjusted under 213  
division (A) (2) (e) of this section, the amount computed under 214  
division (A) (2) (b) of this section. 215

(b) The amount of the reduction under division (A) (2) (b) 216  
of this section equals the product of the following: 217

(i) ~~Twenty-five~~ Forty thousand dollars of the true value 218  
of the property in money, as adjusted under division (A) (2) (e) 219  
of this section; 220

(ii) The assessment percentage established by the tax 221

commissioner under division (B) of section 5715.01 of the Revised Code, not to exceed thirty-five per cent;

(iii) The effective tax rate used to calculate the taxes charged against the property for the current year, where "effective tax rate" is defined as in section 323.08 of the Revised Code;

(iv) The quantity equal to one minus the sum of the percentage reductions in taxes received by the property for the current tax year under section 319.302 of the Revised Code and division (B) of section 323.152 of the Revised Code.

(c) For manufactured and mobile homes for which the tax imposed by section 4503.06 of the Revised Code is computed under division (D)(1) of that section, the reduction shall equal one of the following amounts, as applicable to the person:

(i) If the person received a reduction under this section for tax year 2007, the greater of the reduction for that tax year or the amount computed under division (A)(2)(d) of this section;

(ii) If the person received, for any homestead, a reduction under division (A) of this section for tax year 2014 or under division (A)(1) of section 323.152 of the Revised Code for tax year 2013 or the person is the surviving spouse of such a person and the surviving spouse is at least fifty-nine years of age on the date the deceased spouse dies, the amount computed under division (A)(2)(d) of this section. For purposes of divisions (A)(2)(c)(ii) and (iii) of this section, a person receives a reduction under division (A) of this section or under division (A)(1) of section 323.152 of the Revised Code for tax year 2014 or 2013, respectively, if the person files a late

application for a refund of overpayments for that respective tax year that is approved by the county auditor under section 4503.066 of the Revised Code.	251 252 253
(iii) If the person is not described in division (A) (2) (c) (i) or (ii) of this section and the person's total income does not exceed <del>thirty-five</del> <u>forty-five</u> thousand dollars, as adjusted under division (A) (2) (e) of this section, the amount computed under division (A) (2) (d) of this section.	254 255 256 257 258
(d) The amount of the reduction under division (A) (2) (d) of this section equals the product of the following:	259 260
(i) <del>Twenty-five</del> <u>Forty</u> thousand dollars of the cost to the owner, or the market value at the time of purchase, whichever is greater, as those terms are used in division (D) (1) of section 4503.06 of the Revised Code, <u>and as adjusted under division (A) (2) (e) of this section;</u>	261 262 263 264 265
(ii) The percentage from the appropriate schedule in division (D) (1) (b) of section 4503.06 of the Revised Code;	266 267
(iii) The assessment percentage of forty per cent used in division (D) (1) (b) of section 4503.06 of the Revised Code;	268 269
(iv) The tax rate of the taxing district in which the home has its situs.	270 271
(e) Each calendar year, the tax commissioner shall adjust the income threshold described in divisions (A) (2) (a) (iii) and (A) (2) (c) (iii) <u>and the reduction amount described in divisions (A) (2) (b) (i) and (A) (2) (d) (i)</u> of this section by completing the following calculations in September of each year:	272 273 274 275 276
(i) Determine the percentage increase in the gross domestic product deflator determined by the bureau of economic	277 278

analysis of the United States department of commerce from the 279  
first day of January of the preceding calendar year to the last 280  
day of December of the preceding calendar year; 281

(ii) Multiply that percentage increase by the total income 282  
threshold or reduction amount for the ensuing tax year, as 283  
applicable; 284

(iii) Add the resulting product to the total income 285  
threshold or reduction amount, as applicable for the ensuing tax 286  
year; 287

(iv) Round the resulting sum to the nearest multiple of 288  
one hundred dollars. 289

The commissioner shall certify the amount resulting from 290  
~~the each~~ adjustment to each county auditor not later than the 291  
first day of December each year. The certified amount applies to 292  
the second ensuing tax year. The commissioner shall not make the 293  
applicable adjustment in any calendar year in which the amount 294  
resulting from the adjustment would be less than the total 295  
income threshold or the reduction amount for the ensuing tax 296  
year. 297

(B) The manufactured home tax levied pursuant to division 298  
(C) of section 4503.06 of the Revised Code on a manufactured or 299  
mobile home that is owned and occupied by a disabled veteran 300  
shall be reduced for any tax year for which an application for 301  
such reduction has been approved, provided the disabled veteran 302  
did not acquire ownership from a person, other than the disabled 303  
veteran's spouse, related by consanguinity or affinity for the 304  
purpose of qualifying for the reduction. An owner includes an 305  
owner within the meaning of division (A) (2) of this section. 306

(1) For manufactured and mobile homes for which the tax 307

imposed by section 4503.06 of the Revised Code is computed under 308  
division (D) (2) of that section, the reduction shall equal the 309  
product obtained by multiplying fifty thousand dollars of the 310  
true value of the property in money by the amounts described in 311  
divisions (A) (2) (b) (ii) to (iv) of this section. 312

(2) For manufactured and mobile homes for which the tax 313  
imposed by section 4503.06 of the Revised Code is computed under 314  
division (D) (1) of that section, the reduction shall equal the 315  
product obtained by multiplying fifty thousand dollars of the 316  
cost to the owner, or the market value at the time of purchase, 317  
whichever is greater, as those terms are used in division (D) (1) 318  
of section 4503.06 of the Revised Code, by the amounts described 319  
in divisions (A) (2) (d) (ii) to (iv) of this section. 320

The reduction is in lieu of any reduction under section 321  
4503.0610 of the Revised Code or division (A) or (C) of this 322  
section. The reduction applies to only one manufactured or 323  
mobile home owned and occupied by a disabled veteran. 324

If a manufactured or mobile home qualifies for a reduction 325  
in taxes under this division for the year in which the disabled 326  
veteran dies, and the disabled veteran is survived by a spouse 327  
who occupied the home when the disabled veteran died and who 328  
acquires ownership of the home, the reduction shall continue 329  
through the year in which the surviving spouse dies or 330  
remarries. 331

(C) The manufactured home tax levied pursuant to division 332  
(C) of section 4503.06 of the Revised Code on a manufactured or 333  
mobile home that is owned and occupied by the surviving spouse 334  
of a public service officer killed in the line of duty shall be 335  
reduced for any tax year for which an application for such 336  
reduction has been approved, provided the surviving spouse did 337

not acquire ownership from a person, other than the surviving spouse's deceased public service officer spouse, related by consanguinity or affinity for the purpose of qualifying for the reduction. An owner includes an owner within the meaning of division (A) (2) of this section.

(1) For manufactured and mobile homes for which the tax imposed by section 4503.06 of the Revised Code is computed under division (D) (2) of that section, the reduction shall equal the product obtained by multiplying fifty thousand dollars of the true value of the property in money by the amounts described in divisions (A) (2) (b) (ii) to (iv) of this section.

(2) For manufactured and mobile homes for which the tax imposed by section 4503.06 of the Revised Code is computed under division (D) (1) of that section, the reduction shall equal the product obtained by multiplying fifty thousand dollars of the cost to the owner, or the market value at the time of purchase, whichever is greater, as those terms are used in division (D) (1) of section 4503.06 of the Revised Code, by the amounts described in divisions (A) (2) (d) (ii) to (iv) of this section.

The reduction is in lieu of any reduction under section 4503.0610 of the Revised Code or division (A) or (B) of this section. The reduction applies to only one manufactured or mobile home owned and occupied by such a surviving spouse. A manufactured or mobile home qualifies for a reduction in taxes under this division for the tax year in which the public service officer dies through the tax year in which the surviving spouse dies or remarries.

(D) If the owner or the spouse of the owner of a manufactured or mobile home is eligible for a homestead exemption on the land upon which the home is located, the

reduction to which the owner or spouse is entitled under this 368  
section shall not exceed the difference between the reduction to 369  
which the owner or spouse is entitled under division (A), (B), 370  
or (C) of this section and the amount of the reduction under the 371  
homestead exemption. 372

(E) No reduction shall be made with respect to the home of 373  
any person convicted of violating division (C) or (D) of section 374  
4503.066 of the Revised Code for a period of three years 375  
following the conviction. 376

**Section 2.** That existing sections 323.152 and 4503.065 of 377  
the Revised Code are hereby repealed. 378

**Section 3.** The amendment by this act of section 323.152 of 379  
the Revised Code applies to tax year 2023 and every tax year 380  
thereafter. The amendment by this act of section 4503.065 of the 381  
Revised Code applies to tax year 2024 and every tax year 382  
thereafter. 383