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Chairman Hoops, Ranking Member Abdullahi, and esteemed members of the Ohio House Development Committee, thank you for allowing to speak on this bill.

House Bill 17 would justly classify personal, noncommercial use, storage units or storage condominiums as residential property. Last year, during the 135th General Assembly, multiple of my constituents approached me regarding an issue with their tax rate on non-commercial use storage units. These individuals were making no financial profit from these units. Yet, these storage units were being taxed at a nonresidential rate, meaning these individuals were paying more taxes on these properties than they should.

Last General Assembly the bill I introduced solely applied to storage units that house cars, which at the time I learned from my constituents that these storage units are referred to as “car condominiums” or “car condos”. The then House Bill 630 simply classified Car Condominiums as residential property, however through extended dialogue with other constituents and lobbyists, we found that the scope of this legislation should be expanded to address all individually owned, residential storage units.

House Bill 17 would codify "storage condominiums" as real property if it is owned by an individual, and each owner has individual ownership of units which store motor vehicles, boats, trailers, cars, or household items. Storage condominiums would then be classified as residential real property, under section 5713.041 (B). This classification would not apply to businesses, but to the people across Ohio who are already dealing with raising property taxes. Property as defined in this bill should not be classified as commercial property.

Thank you again Chairman Hoops, Ranking Member Abdullahi, and members of the Development Committee. I am happy to answer any questions that you may have.