

**House Development Committee
Proponent Testimony
House Bill 458
November 18, 2025**

Chair Hoops, Vice Chair Lorenz, Ranking Member Brownlee, and members of the House Development Committee, thank you for the opportunity to provide testimony today on behalf of Ohio REALTORS®.

Formed in 1910, Ohio REALTORS® is the state's largest professional trade association with approximately 35,000 members representing both residential and commercial practitioners, as well as auctioneers and appraisers.

Ohio REALTORS® believe that appraisals are necessary to establish the true market value of a property and we applaud the sponsor for maintaining the use of three appraisals in HB 458. With property values increasing at such a rapid rate over the past four years, it is imperative that appraisals are conducted to determine the true value of the property.

We also support language in the bill that requires the individuals conducting the appraisals to be licensed real estate brokers, salespersons, or appraisers. This change will ensure that only licensed real estate professionals who receive training are performing the appraisals, resulting in more accurate valuations and professionalism in the appraisal process.

Once again, Ohio REALTORS® appreciates the sponsor's work with stakeholders throughout the development of the legislation and remain willing to be a resource as this bill receives further deliberation.

Sincerely,



Scott Williams
Chief Executive Officer
Ohio REALTORS®