

Distinguished Members of the Committee,

My name is Yinzhu Piao. I am a licensed real estate professional serving the Greater Cleveland area. I am writing to express my firm opposition to the proposed legislation that seeks to restrict individuals of Chinese descent or Chinese nationals from purchasing real property in the State of Ohio.

As an active member of the Ohio real estate community, I believe this bill is not only legally problematic but also economically detrimental to our state. I oppose this legislation based on the following professional observations:

1. Violation of the Fair Housing Act and Constitutional Principles

The federal Fair Housing Act explicitly prohibits discrimination in real estate transactions based on national origin. This proposed state-level restriction creates a direct conflict with federal law and undermines the core American value of equitable access to the "American Dream." Property ownership should be determined by financial capability and legal compliance, not by an individual's heritage or place of birth.

2. Negative Economic Impact on Local Communities

In Northeast Ohio, the Chinese community plays a vital role in our local economy. Many of my clients utilize strategies such as "Fix and Flip" and the "BRRRR" method to revitalize distressed properties. These investors:

- **Improve Neighborhoods:** They take dilapidated houses that are eyesores and turn them into high-quality homes, increasing the safety and aesthetic value of our streets.
- **Stimulate the Economy:** Their projects provide consistent work for local contractors, HVAC technicians, and material suppliers (such as The Home Depot and local lumber yards).
- **Boost Tax Revenue:** Increased property values lead to higher property tax revenue for our schools and local infrastructure.

Restricting this pool of buyers will inevitably lead to a decrease in market liquidity and potentially leave more homes vacant and deteriorating.

3. Administrative Burden and Liability for Professionals

This legislation would place an undue burden on Realtors®, Title Companies, and Sellers to act as "de facto" immigration officers. Forcing real estate professionals to verify national origin or citizenship status beyond standard AML (Anti-Money Laundering) protocols creates an environment ripe for "disparate impact" discrimination and opens the door to significant legal liability for all parties involved in a transaction.

4. Discouragement of Global Talent

Ohio is working hard to attract global talent in the tech, medical, and engineering sectors. If we send a message that certain groups are unwelcome to own homes here, we will lose these highly skilled professionals—and their tax dollars—to states with more inclusive policies.

Conclusion

As a Realtor® who prides myself on being a bridge between cultures, I have seen firsthand how diverse investment strengthens our neighborhoods. This bill is a step backward for Ohio's growth. I urge this committee to protect the integrity of our housing market and the rights of all individuals to invest in our great state by voting against this measure.

Respectfully submitted,

Yinzhu Piao
Realtor®
Greater Cleveland Area