



Representative Adam Mathews
56th House District

House Ways & Means Committee
Sponsor Testimony – H.B. 143
May 14, 2025

Chair Roemer, Vice Chair Thomas, Ranking Member Troy, and all honorable members of the House Ways and Means Committee, thank you for the opportunity to present sponsor testimony on House Bill 143, which would establish an enhanced homestead of \$56,000 for certain long-term homeowners who have lived in their homes for twenty years or more.

The rising cost of property taxes causes stress and uncertainty for countless Ohio families. Existing law provides a meaningful mechanism for relief through the homestead exemption, a property tax credit equal to the taxes paid on \$28,000 of the fair market value of a home. This is available to homeowners who are 65 years of age or older, permanently and totally disabled, or at least 59 years of age and the surviving spouse of a previous recipient. Existing law also provides for an enhanced homestead exemption of \$56,000 for permanently and totally disabled military veterans and their surviving spouses and the surviving spouses of emergency responders who die in the line of duty.

While these amounts have recently increased due to the homestead exemption now being indexed to inflation, more is needed to offer relief to those most impacted by the rising property tax costs.

This bill will create an additional enhanced homestead exemption of \$56,000 available to long-term homeowners who both meet the criteria for the general homestead exemption and who have owned and occupied their home for at least twenty years. The provision would double the relief available to those who have lived in their homes the longest and help to address the concerns we have heard from Ohioans at risk of losing their lifetime homes. As with the other exemptions, this bill maintains the reimbursement from the GRF to local taxing entities to offset lost revenue.

Many homeowners in this bracket are retirees or those on a fixed income – homeowners most vulnerable to losing their longtime homes due to rising property taxes. Additionally, many homeowners who meet this threshold, given their time investment, live in their intended final home. Although property taxes affect all homeowners, they present an especially difficult burden for those who never intend to sell their house in the future, as they will never realize any additional home value upon sale yet must pay the rising tax cost all the same. For these Ohioans, their house is not merely an asset, but the home in which they intend to stay. House Bill 143

offers targeted relief to prevent many of these families from being forced out of their lifetime homes due to unsustainable property tax inflation.

Each of our offices has undoubtedly received calls from constituents rightfully concerned for their families' finances due to the property tax burden. This committee has taken meaningful steps over the past years to address rising property tax costs, and as the House continues to discuss comprehensive solutions, we aim to provide continued relief to the homeowners needing it most. No Ohioan who has lived their entire life in their home should be at risk of losing it to taxes, and this simple and straightforward enhanced homestead exemption will afford eligible homeowners much-needed relief and help them remain in the homes in which they have built their lives.

Thank you for your consideration, and my joint sponsor and I will be happy to answer any questions.