



Representative Adam Mathews
56th House District

House Ways & Means Committee
Sponsor Testimony – H.B. 483
November 12, 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 483 which creates a property tax deferral pilot program to lessen the immediate burden of property tax reappraisals and updates.

As we have all heard from our constituents, the rising cost of property taxes has put significant and often unsustainable strain on homeowners' budgets and finances. County by county, each reappraisal or update delivers sudden and often unforeseen jumps in tax liability which can upend Ohioans' budgets overnight. House Bill 483 aims to provide a mechanism to smooth the impact of these spikes and alleviate some of the immediate pressure resulting from a reappraisal or update.

This program, limited as a pilot to 2026-2033, allows a homeowner to defer the amount by which his or her property tax liability increases over 20% in the year of a reappraisal or update. In the two years following the reappraisal or update, half of the original amount may be deferred.

For example, taken from the LSC analysis, a home is reappraised in tax year 2027, resulting in its tax liability increasing from \$2,000 to \$2,600. Since 120% of \$2,000 is \$2,400, the homeowner may defer the remainder of the increase, \$200, in the first year, and half of that amount \$100, in the two following years.

To limit this program to those most in need, eligibility is limited to owner-occupied homes valued at or below \$750,000 and to homeowners with incomes at or below \$600,000 for joint filers and \$250,000 for single filers.

To ensure the program's long-term viability and to protect local governments from lost revenue, the bill establishes a revolving fund through which the state will reimburse local governments for deferred taxes and into which counties will deposit taxes once paid. This fund, supplemented by 3% interest accruing on deferred taxes, aims to make this program a sustainable model to both alleviate the pressure on taxpayers and hold local governments harmless in the process.

Thank you for the opportunity to testify, and I am happy to answer any questions.