

**Testimony Opposing Senate Bill 88 – Ohio Property Protection Act**  
**Submitted by Luyang Yin, Licensed Realtor, Dublin, Ohio**  
**May 23, 2025**

Chairwoman Roegner, Vice Chairwoman Gavarone, Ranking Member Blackshear, and other honorable members of the Senate General Government Committee,

My name is Luyang Yin, and I am a licensed realtor in the state of Ohio. I've been in this business for 7 years, and during that time I've helped so many families—of all backgrounds—buy and sell property in our state.

Today, I am here to strongly oppose SB 88 because it is **reckless, discriminatory, and in direct violation of federal law.**

**Let's be clear: This bill violates the Fair Housing Act.**

SB 88 would ban foreign nationals from purchasing property in Ohio simply because of their country of origin. That is a textbook example of **national origin discrimination**, which is **explicitly prohibited** under the **federal Fair Housing Act**. As a licensed realtor, I am legally bound to uphold that law. Yet if this bill passes, the state will be actively encouraging me to break it.

You are putting realtors like me in a legal and ethical no-win situation—forcing us to choose between obeying federal fair housing law or following an unconstitutional state-level policy that promotes discrimination. That is not only unacceptable, it's indefensible.

**This bill is economic sabotage disguised as patriotism.**

SB 88 is being sold as a way to “protect Ohio,” but what it actually does is **undermine our state's economy, housing market, and reputation**. In a time when Ohio needs more housing, more investment, and more growth, this bill would scare off legitimate buyers and shrink the buyer pool for thousands of homeowners trying to sell. That drives down demand and **devalues property**, particularly in rural and agricultural areas where large tracts of land already have fewer potential buyers.

This isn't protecting property. This is **stripping value from it.**

**This bill weaponizes fear and burdens realtors with impossible tasks.**

SB 88 turns real estate professionals into de facto immigration enforcement agents. It asks me to determine who qualifies as a “foreign adversary,” who is “controlled” by a foreign government, or whether an LLC is affiliated with a nonresident alien. That's not

my job, and I am not legally equipped to make those calls. None of us are.

And let's be honest—this bill will result in **selective enforcement, discrimination lawsuits**, and **federal court challenges** that Ohio will lose.

**SB 88 isn't about protecting property. It's about pushing a political agenda at the expense of everyday Ohioans.**

This bill doesn't make us safer. It doesn't help homeowners. It doesn't protect anything. What it does is **violate federal civil rights law, invite lawsuits, hurt the real estate industry**, and **send a chilling message** to legal, responsible investors who want to do business here.

If Ohio is truly open for business, then this bill shuts the door.

I urge this committee to vote **NO** on SB 88. Don't sacrifice our legal obligations, our housing market, and our values to score political points. Protect property rights—for **everyone**—by rejecting this discriminatory and dangerous bill.

Thank you.

Sincerely,

Luyang Yin, Realtor®