

Testimony Against Senate Bill 88

Submitted by: Yan Liang, Esq.
Testifying as Opponent

May 25, 2025

Chair Roegner, Vice-Chair Gavarone, Ranking Member Blackshear, and members of the Senate General Government Committee:

Thank you for the opportunity to testify in opposition to Senate Bill 88. My name is Yan Liang. I am a licensed attorney residing in Beachwood, Ohio. I have practiced law in this state for over a decade, and I am the mother of three U.S. citizen children. Over the years, I have had the privilege of serving hundreds of clients from Ohio's Chinese American community, with clients located across Cleveland, Columbus, and Cincinnati.

I urge you to vote NO on S.B. 88 because this bill would severely harm both individual families and the broader economic wellbeing of communities throughout Ohio. My opposition is grounded in two key areas:

First, Chinese Americans are active, responsible participants in Ohio's real estate market. Many Chinese immigrants, including those with temporary or non-immigrant statuses, pursue the American dream by purchasing homes, maintaining their properties, and contributing to neighborhood stability. In my legal practice, I've worked with countless Chinese homeowners who take great pride in renovating and preserving their properties, paying their mortgages on time, and adding long-term value to the community. These homeowners are not only fulfilling their own aspirations, but are also strengthening the local housing market in tangible and enduring ways. A bill that categorically bars noncitizens from owning property, regardless of their legal status or intent to build a life here, unfairly targets a population that has consistently demonstrated financial responsibility and civic engagement.

Second, Ohio's Chinese restaurant industry, which extends to virtually every small town and suburb, plays a vital role in local economies. Many of these restaurant owners, regardless of immigration status, have invested in residential and commercial real estate to build roots in the communities where they live and operate. They raise families, pay taxes, employ local workers, and contribute directly to municipal growth. Through my professional interactions with these individuals, I have witnessed firsthand how property ownership—whether a family home or a storefront—is essential to their ability to remain, grow, and give back to the towns they serve. Prohibiting them from owning property would not only be discriminatory, but would also have a chilling effect on local commerce, real estate development, and small business sustainability throughout the state.

For these reasons, I respectfully urge the Committee to consider the real human and economic

consequences of S.B. 88 and to vote NO on its passage. This bill risks sending the wrong message to immigrant communities who have long contributed to the prosperity of Ohio and the values of inclusion, hard work, and opportunity.

Thank you again for your time and consideration.

Sincerely,
Yan Liang, Esq.
Licensed Attorney
Beachwood, Ohio