

**Call for balanced changes to
“Foreign Property Ownership Bill” (House Bill No. 1 or Senate Bill No. 88)**

Dear Representatives and Senators:

As a citizen and voter and a member of the local community in Hudson (OH), I am writing to share my concerns about Ohio House Bill No. 1 / Senate Bill No. 88 (Foreign Property Ownership Bill).

I respectfully request for your attention and advocate for the necessary and balanced changes to the bill.

1. S.B. No. 88 (/ H.B. No. 1) could become the most restrictive law of its kind in the country, and similar legislation in Florida is already facing legal challenges on constitutional and federal grounds – a risk Ohio should avoid.
2. I agree with the recommendation by Ohio REALTORS® that we should look to Indiana’s recently passed legislation as a more balanced model. The Indiana House Bill 1183 addresses national security concerns without creating legal uncertainty or overreach.
3. The bill’s definitions of “protected property” and “critical infrastructure” are so broad that they would effectively cover most property in the state, far exceeding the bill’s intended focus on high-risk areas.
4. Without a publicly accessible map or database, it would be impossible for buyers, sellers, or local officials to determine whether a property falls within a restricted area, leading to confusion and compliance challenges.
5. The legislation does not exempt legal permanent residents, such as green card holders. This would prohibit many law-abiding individuals who live and work in Ohio from purchasing homes and is a restriction that most other states with similar laws have avoided.
6. The bill lacks a mechanism to notify prospective buyers of these restrictions before they enter a transaction, which could result in unintended violations. Adding notice language to Ohio’s Consumer Guide to Agency would help address this issue.

Thank you very much for your service to our community!

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