



Chair Manchester, Vice Chair Brenner, Ranking Member Weinstein, and Members of the Senate Government Oversight and Reform Committee, thank you for the opportunity to provide proponent testimony on Senate Bill 6. My name is Mike Sikora, and I serve as Board President for NAIOP of Ohio, the leading state organization for the commercial real estate development industry.

NAIOP of Ohio was a proponent of Senate Bill 41 in the last General Assembly, and we are proud to support Senator Roegner's reintroduction of this important legislation in the form of Senate Bill 6. This bill introduces key improvements to the building inspection process, particularly through the establishment of mechanisms for expedited appeals. By allowing appeals to commence within one business day and hearings to be held within five business days of a request, Senate Bill 6 ensures that unnecessary delays in construction and development are minimized. The proposed expedited appeal process is essential for the efficiency and predictability required to advance economic development projects, create jobs, and attract investment across Ohio.

The commercial real estate industry relies on the timely resolution of disagreements, disputes, and appeals, when necessary, to avoid project interruptions and to enable projects to advance as expeditiously as possible under the circumstances. Time is often the most critical factor in the development process, and delays can result in significant financial losses, increased costs, and potential derailment of projects that bring tremendous benefits to our communities. Senate Bill 6 strikes a balance between maintaining rigorous safety standards and addressing inefficiencies that hinder growth. Furthermore, the bill's allowance for the use of teleconferences and video conferences for expedited hearings reflects the realities of modern business operations. This flexibility not only facilitates a quicker resolution process but also reduces the burden on developers, contractors, and other stakeholders.

Senate Bill 6 is a common-sense reform that aligns with NAIOP of Ohio's mission to promote responsible development practices that foster economic growth. It will help ensure that Ohio remains competitive in attracting and retaining business investment while upholding the safety and quality of our commercial real estate developments.

Chair Manchester, thank you for the opportunity to provide testimony on Senate Bill 6 and NAIOP of Ohio urges favorable passage of this legislation.