



Senator Steve Huffman
5th District
Senate Judiciary Committee
February 12th, 2025
Senate Bill 5

Chair Manning, Vice Chair Reynolds, Ranking Member Hicks-Hudson, and fellow members of the Senate Judiciary Committee, I am grateful to provide sponsor testimony today on Senate Bill 5.

Senate Bill 5 creates a shortened process for removing unauthorized persons known as “squatters” from residential properties in Ohio. Squatting usually occurs when an individual stays at a property that is not owned by them while claiming a right to the property. This can often be seen when individuals are providing forged leases to authorities and property owners. The legal process for the removal of these “squatters” can oftentimes be contentious and costly for property owners.

Senate Bill 5 will create a new process for a property owner or their authorized agent to file a verified complaint with the sheriff in the county in which the property is located for the immediate removal of such unauthorized persons. This bill would designate that unlawfully detaining or trespassing upon a residential dwelling and intentionally causing at least \$1,000 in damage to such dwelling is a second-degree felony.

Lastly, this bill outlines that providing a false document purporting to be a valid lease or deed is a first-degree misdemeanor, and that fraudulently listing for sale or renting or leasing residential property without possessing an ownership right to or leasehold interest in the property is a first-degree felony.

Thank you for the opportunity to present testimony to you today, I am happy to answer any questions you may have.

A handwritten signature in black ink, appearing to read "Stephen A. Huffman". The signature is stylized with a large, looping "S" and a prominent "H".

Stephen A. Huffman
5th Senate District