

**Ohio Senate Judiciary Committee**  
**Senate Bill 135**  
**April 9, 2025**

Chairman Manning,

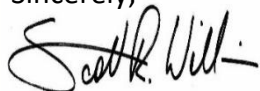
On behalf of Ohio REALTORS®, I would like to express our support for Senate Bill (SB) 135. We appreciate the sponsor's and other stakeholders' work on this legislation and their willingness to take our comments into consideration.

Ohio REALTORS® believes that appraisals are necessary to establish the true market value of a property, and we applaud the sponsor for maintaining the use of three appraisals in SB 135. With property values increasing at such a rapid rate over the past five years, it is imperative that appraisals are conducted to determine the true value of the property.

We also support language in the bill that requires the individuals conducting the appraisals to be licensed real estate brokers, salespersons, or appraisers. This change will ensure that only licensed real estate professionals who receive training are performing the appraisals, resulting in more accurate valuations and professionalism in the appraisal process.

Once again, Ohio REALTORS® appreciates the sponsor's work with stakeholders throughout the development of the legislation and remains willing to be a resource as this bill receives further deliberation.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott R. Williams".

Scott R. Williams  
Chief Executive Officer  
Ohio REALTORS®