



To: Chairman Nathan Maning, Vice Chair Michele Reynolds, Ranking Member Paula Hicks Hudson & Members of the Senate Judiciary Committee

From: Kevin L. Futryk, Executive Director, County Treasurers Association of Ohio

Re: Proponent Testimony re: SB 155

Date: May 7, 2025

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Chair Manning, Vice Chair Reynolds, Ranking Member Hicks Hudson, and members of the Senate Judiciary Committee, my name is Kevin Futryk, and I serve as the Executive Director of the County Treasurers Association of Ohio (CTAO). Thank you for the opportunity to submit written testimony to you today to express the CTAO's support for SB 155.

As you know, county treasurers are responsible for collecting property taxes and their goal is always to collect all that is owed. As part of that responsibility, county treasurers often find themselves communicating and working with property owners on a variety of issues. One of the issues that has come to the attention of county treasurers with more frequency in the past year is the use of wholesalers in property sale transactions. Many times, the property owner is unaware that a wholesaler has sold the right to acquire the property to another person, sometimes at a higher amount than the wholesaler has agreed to pay the property owner. This creates confusion on the part of the property owner, who many times contacts their county treasurer for an explanation of what happened.

We appreciate Senator Brenner reaching out to the CTAO to be a part of the interested party meetings he held relative to this issue. Our review of SB 155 indicates that this bill provides some commonsense reforms and transparency surrounding the practice of wholesalers in the real estate transaction process. For these reasons, the CTAO is a proponent of SB 155.

Chairman Manning, the CTAO greatly appreciates this committee's consideration of the County Treasurers Association of Ohio's comments relative to SB 155.