



**Senator George Lang**  
**Senate Bill 118**  
**Sponsor Testimony**  
**Senate Local Government Committee**  
**May 28, 2025**

Chair O'Brien, Vice Chair Gavarone, Ranking Member Smith, and members of the Senate Local Government Committee: Thank you for allowing me to present sponsor testimony on Senate Bill 118, a bill that creates a framework to give property owners recourse in the event of tenant utility payment delinquency.

Simply put, this bill is a commonsense, overdue fix to ensure the Ohio Revised Code does not contain loopholes that punish innocent business owners while allowing delinquent tenants who do not pay their utility bills off Scott-free. SB118, which has a companion in the House, seeks to eliminate this loophole by clarifying that a property owner cannot be charged more than the "termination amount" if their tenant is delinquent on their utility bills. This amount is defined as the amount that,

when unpaid, would result in the municipal services provider terminating that service.

In addition, Senate Bill 118 requires a municipal authority to take certain actions before a municipal lien may be placed on a property, such as providing verification to the county auditor and giving notice to the property owner. This will ensure property owners are aware of delinquency, an issue that multiple constituents have raised to my attention.

In the event of delinquency, SB118 proposes payments be made in accordance with the normal tax collection process. There will be no language requiring county treasurers to collect disposal and sewer liens as separate payments as in previous versions of the bill as this would be an administrative burden on the treasurers that may induce expensive software changes.

Another important provision this bill changes from previous iterations is that courts will be the body that reviews appeal submitted by landlords claiming their former tenants are responsible for the utility payments instead of the Environmental Review Appeals Commission.

Senate Bill 118 is a commonsense measure that will ensure innocent property owners do not incur unexpected

or exorbitant liens due to tenant delinquency. By enacting the changes in SB118, Ohio can take one more step toward being the most business-friendly state in the country.

Thank you, Chair O'Brien, for allowing me to present sponsor testimony on Senate Bill 118, and I am happy to answer any questions.