

**Senate Ways & Means Committee
Proponent Testimony
Senate Bill 66
February 25, 2025**

Chair Blessing, Vice Chair Roegner, Ranking Member DeMora, and members of the Senate Ways and Means Committee, thank you for the opportunity to provide testimony today in support of SB 66 on behalf of Ohio REALTORS®.

Formed in 1910, Ohio REALTORS is the state's largest professional trade association with approximately 36,000 members representing both residential and commercial practitioners, as well as auctioneers and appraisers.

Across the state, far too many homeowners are facing unsustainable property tax increases that are driven by rising property valuations. Many families – especially those on fixed incomes – are struggling to keep up with these growing tax bills, and we have seen more and more homeowners at risk of financial hardship or even displacement from their homes. This burden is exacerbated by Ohio's property tax system, particularly the impact of the 20-mill floor and exemptions from House Bill (HB) 920's tax reduction factors, which have allowed for unvoted increases in property taxes.

Currently, 68% of Ohio's 611 school districts are at the 20-mill floor, meaning that they are no longer subject to HB 920 tax reduction factors. As a result, these school districts benefit from unrestrained property tax growth as home values rise, tightening the financial strain on homeowners and making it increasingly difficult for them to stay in their homes. In addition to this, a majority of school districts on the 20-mill floor have passed emergency or substitute levies or have levied an income tax to generate additional revenues – revenues that are not counted towards the 20-mill floor. This further amplifies the tax burden on property owners, and the imbalance stresses the urgent need for reforms that ensure homeowners are not subjected to unchecked and unvoted tax increases.

SB 66 is an important solution because it would include emergency, substitute, and income tax levies in the calculation of the 20-mill floor, effectively increasing a school district's recognized millage. As a result, HB 920 protections would apply to those school districts no longer on the 20-mill floor to help prevent unrestrained growth on property taxes and provide much-needed relief for homeowners.

By making this adjustment to the 20-mill floor calculation, and ensuring HB 920 protections, this legislation would bring a balance to Ohio's property tax system and allow homeowners to afford to stay in their homes. We urge a yes vote and thank the sponsors for bringing this important bill forward.

Sincerely,



Scott Williams
Chief Executive Officer
Ohio REALTORS®