

As Introduced

136th General Assembly

Regular Session

2025-2026

H. B. No. 102

Representatives Klopfenstein, Williams

Cosponsors: Representatives Bird, Click, Miller, K., Claggett, Deeter, Johnson, Robb Blasdel, John, Newman, Daniels, Brennan, Richardson, Hiner, King, Schmidt, Miller, M., Santucci, Mathews, T., McClain

A BILL

To amend sections 1923.02, 2950.99, 5321.03, and 5321.051; to amend, for the purpose of adopting a new section number as indicated in parentheses, section 2950.035 (2950.036); and to enact section 2950.035 of the Revised Code to prohibit a sex offender or a child-victim offender from residing within 2,000 feet of the residence of the victim and from loitering within 1,000 feet of the residence of the victim.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That sections 1923.02, 2950.99, 5321.03, and 5321.051 be amended; section 2950.035 (2950.036) be amended for the purpose of adopting a new section number as indicated in parentheses; and section 2950.035 of the Revised Code be enacted to read as follows:

Sec. 1923.02. (A) Proceedings under this chapter may be had as follows:

(1) Against tenants or manufactured home park residents	18
holding over their terms;	19
(2) Against tenants or manufactured home park residents in	20
possession under an oral tenancy, who are in default in the	21
payment of rent as provided in division (B) of this section;	22
(3) In sales of real estate, on executions, orders, or	23
other judicial process, when the judgment debtor was in	24
possession at the time of the rendition of the judgment or	25
decree, by virtue of which the sale was made;	26
(4) In sales by executors, administrators, or guardians,	27
and on partition, when any of the parties to the complaint were	28
in possession at the commencement of the action, after the	29
sales, so made on execution or otherwise, have been examined by	30
the proper court and adjudged legal;	31
(5) When the defendant is an occupier of lands or	32
tenements, without color of title, and the complainant has the	33
right of possession to them;	34
(6) In any other case of the unlawful and forcible	35
detention of lands or tenements. For purposes of this division,	36
in addition to any other type of unlawful and forcible detention	37
of lands or tenements, such a detention may be determined to	38
exist when both of the following apply:	39
(a) A tenant fails to vacate residential premises within	40
three days after both of the following occur:	41
(i) The tenant's landlord has actual knowledge of or has	42
reasonable cause to believe that the tenant, any person in the	43
tenant's household, or any person on the premises with the	44
consent of the tenant previously has or presently is engaged in	45
a violation of Chapter 2925. or 3719. of the Revised Code, or of	46

a municipal ordinance that is substantially similar to any 47
section in either of those chapters, which involves a controlled 48
substance and which occurred in, is occurring in, or otherwise 49
was or is connected with the premises, whether or not the tenant 50
or other person has been charged with, has pleaded guilty to or 51
been convicted of, or has been determined to be a delinquent 52
child for an act that, if committed by an adult, would be a 53
violation as described in this division. For purposes of this 54
division, a landlord has "actual knowledge of or has reasonable 55
cause to believe" that a tenant, any person in the tenant's 56
household, or any person on the premises with the consent of the 57
tenant previously has or presently is engaged in a violation as 58
described in this division if a search warrant was issued 59
pursuant to Criminal Rule 41 or Chapter 2933. of the Revised 60
Code; the affidavit presented to obtain the warrant named or 61
described the tenant or person as the individual to be searched 62
and particularly described the tenant's premises as the place to 63
be searched, named or described one or more controlled 64
substances to be searched for and seized, stated substantially 65
the offense under Chapter 2925. or 3719. of the Revised Code or 66
the substantially similar municipal ordinance that occurred in, 67
is occurring in, or otherwise was or is connected with the 68
tenant's premises, and states the factual basis for the 69
affiant's belief that the controlled substances are located on 70
the tenant's premises; the warrant was properly executed by a 71
law enforcement officer and any controlled substance described 72
in the affidavit was found by that officer during the search and 73
seizure; and, subsequent to the search and seizure, the landlord 74
was informed by that or another law enforcement officer of the 75
fact that the tenant or person has or presently is engaged in a 76
violation as described in this division and it occurred in, is 77
occurring in, or otherwise was or is connected with the tenant's 78

premises.	79
(ii) The landlord gives the tenant the notice required by division (C) of section 5321.17 of the Revised Code.	80 81
(b) The court determines, by a preponderance of the evidence, that the tenant, any person in the tenant's household, or any person on the premises with the consent of the tenant previously has or presently is engaged in a violation as described in division (A) (6) (a) (i) of this section.	82 83 84 85 86
(7) In cases arising out of Chapter 5313. of the Revised Code. In those cases, the court has the authority to declare a forfeiture of the vendee's rights under a land installment contract and to grant any other claims arising out of the contract.	87 88 89 90 91
(8) Against tenants who have breached an obligation that is imposed by section 5321.05 of the Revised Code, other than the obligation specified in division (A) (9) of that section, and that materially affects health and safety. Prior to the commencement of an action under this division, notice shall be given to the tenant and compliance secured with section 5321.11 of the Revised Code.	92 93 94 95 96 97 98
(9) Against tenants who have breached an obligation imposed upon them by a written rental agreement;	99 100
(10) Against manufactured home park residents who have defaulted in the payment of rent or breached the terms of a rental agreement with a park operator. Nothing in this division precludes the commencement of an action under division (A) (12) of this section when the additional circumstances described in that division apply.	101 102 103 104 105 106
(11) Against manufactured home park residents who have	107

committed two material violations of the rules of the 108
manufactured home park, of the division of industrial compliance 109
of the department of commerce, or of applicable state and local 110
health and safety codes and who have been notified of the 111
violations in compliance with section 4781.45 of the Revised 112
Code; 113

(12) Against a manufactured home park resident, or the 114
estate of a manufactured home park resident, who as a result of 115
death or otherwise has been absent from the manufactured home 116
park for a period of thirty consecutive days prior to the 117
commencement of an action under this division and whose 118
manufactured home or mobile home, or recreational vehicle that 119
is parked in the manufactured home park, has been left 120
unoccupied for that thirty-day period, without notice to the 121
park operator and without payment of rent due under the rental 122
agreement with the park operator; 123

(13) Against occupants of self-service storage facilities, 124
as defined in division (A) of section 5322.01 of the Revised 125
Code, who have breached the terms of a rental agreement or 126
violated section 5322.04 of the Revised Code; 127

(14) Against any resident or occupant who, pursuant to a 128
rental agreement, resides in or occupies residential premises 129
located within one thousand feet of any school premises, 130
preschool or child care center premises, children's crisis care 131
facility premises, or residential infant care center premises 132
and to whom both of the following apply: 133

(a) The resident's or occupant's name appears on the state 134
registry of sex offenders and child-victim offenders maintained 135
under section 2950.13 of the Revised Code. 136

(b) The state registry of sex offenders and child-victim offenders indicates that the resident or occupant was convicted of or pleaded guilty to a sexually oriented offense or a child-victim oriented offense in a criminal prosecution and was not sentenced to a serious youthful offender dispositional sentence for that offense.

(15) Against any tenant who permits any person to occupy residential premises located within one thousand feet of any school premises, preschool or child care center premises, children's crisis care facility premises, or residential infant care center premises if both of the following apply to the person:

(a) The person's name appears on the state registry of sex offenders and child-victim offenders maintained under section 2950.13 of the Revised Code.

(b) The state registry of sex offenders and child-victim offenders indicates that the person was convicted of or pleaded guilty to a sexually oriented offense or a child-victim oriented offense in a criminal prosecution and was not sentenced to a serious youthful offender dispositional sentence for that offense.

(16) Against any resident or occupant who, pursuant to a rental agreement, resides in or occupies residential premises located within two thousand feet of the residential premises of the victim of the sexually oriented offense or child-victim oriented offense that was committed by the resident or occupant if both of the following apply:

(a) The resident's or occupant's name appears on the state registry of sex offenders and child-victim offenders maintained

under section 2950.13 of the Revised Code. 166

(b) The state registry of sex offenders and child-victim offenders indicates that the resident or occupant was convicted of or pleaded guilty to the sexually oriented offense or child-victim oriented offense in a criminal prosecution and was not sentenced to a serious youthful offender dispositional sentence for that offense. 167
168
169
170
171
172

(17) Against any tenant who permits any person to occupy residential premises located within two thousand feet of the residential premises of the victim of the sexually oriented offense or child-victim oriented offense that was committed by the person permitted to occupy the residential premises if both of the following apply to the person: 173
174
175
176
177
178

(a) The person's name appears on the state registry of sex offenders and child-victim offenders maintained under section 2950.13 of the Revised Code. 179
180
181

(b) The state registry of sex offenders and child-victim offenders indicates that the person was convicted of or pleaded guilty to the sexually oriented offense or child-victim oriented offense in a criminal prosecution and was not sentenced to a serious youthful offender dispositional sentence for that offense. 182
183
184
185
186
187

(B) If a tenant or manufactured home park resident holding under an oral tenancy is in default in the payment of rent, the tenant or resident forfeits the right of occupancy, and the landlord may, at the landlord's option, terminate the tenancy by notifying the tenant or resident, as provided in section 1923.04 of the Revised Code, to leave the premises, for the restitution of which an action may then be brought under this chapter. 188
189
190
191
192
193
194

(C) (1) If a tenant or any other person with the tenant's permission resides in or occupies residential premises that are located within one thousand feet of any school premises, children's crisis care facility premises, or residential infant care center premises and is a resident or occupant of the type described in division (A) (14) of this section or a person of the type described in division (A) (15) of this section, the landlord for those residential premises, upon discovery that the tenant or other person is a resident, occupant, or person of that nature, may terminate the rental agreement or tenancy for those residential premises by notifying the tenant and all other occupants, as provided in section 1923.04 of the Revised Code, to leave the premises.

(2) If a landlord is authorized to terminate a rental agreement or tenancy pursuant to division (C) (1) of this section but does not so terminate the rental agreement or tenancy, the landlord is not liable in a tort or other civil action in damages for any injury, death, or loss to person or property that allegedly result from that decision.

(D) This chapter does not apply to a student tenant as defined by division (H) of section 5321.01 of the Revised Code when the college or university proceeds to terminate a rental agreement pursuant to section 5321.031 of the Revised Code.

(E) As used in this section, "children's crisis care facility premises" and "residential infant care center premises" have the same meanings as in section 2950.034 of the Revised Code.

Sec. 2950.035. (A) Subject to divisions (D) and (E) of this section, no sex offender or child-victim offender shall knowingly establish a residence or occupy a residential premises

within two thousand feet of the residential premises of the 225
victim of the sexually oriented offense or child-victim oriented 226
offense that was committed by the sex offender or child-victim 227
offender. 228

(B) Subject to divisions (D) and (E) of this section, no 229
sex offender or child-victim offender shall knowingly loiter 230
within one thousand feet of the residential premises of the 231
victim of the sexually oriented offense or child-victim oriented 232
offense that was committed by the sex offender or child-victim 233
offender. 234

(C) (1) If a sex offender or child-victim offender violates 235
division (A) of this section by establishing a residence or 236
occupying a residential premises within two thousand feet of the 237
residential premises of the victim of the sexually oriented 238
offense or child-victim oriented offense that was committed by 239
the sex offender or child-victim offender, an owner or lessee of 240
real property that is located within two thousand feet of the 241
residential premises of the victim of the sexually oriented 242
offense or child-victim oriented offense, or the prosecuting 243
attorney, village solicitor, city or township director of law, 244
similar chief legal officer of a municipal corporation or 245
township, or official designated as a prosecutor in a municipal 246
corporation that has jurisdiction over the place at which the 247
sex offender or child-victim offender establishes the residence 248
or occupies the residential premises in question, has a cause of 249
action for injunctive relief against the sex offender or child- 250
victim offender. The plaintiff is not required to prove 251
irreparable harm in order to obtain the relief. 252

(2) If a sex offender or child-victim offender violates 253
division (B) of this section by loitering within one thousand 254

feet of the residential premises of the victim of the sexually 255
oriented offense or child-victim oriented offense that was 256
committed by the sex offender or child-victim offender, an owner 257
or lessee of real property that is located within one thousand 258
feet of the residential premises of the victim of the sexually 259
oriented offense or child-victim oriented offense, or the 260
prosecuting attorney, village solicitor, city or township 261
director of law, similar chief legal officer of a municipal 262
corporation or township, or official designated as a prosecutor 263
in a municipal corporation that has jurisdiction over the place 264
at which the sex offender or child-victim offender loiters, has 265
a cause of action for injunctive relief against the sex offender 266
or child-victim offender. The plaintiff is not required to prove 267
irreparable harm in order to obtain the relief. 268

(D) Nothing in this section shall be construed to require 269
any person to sell or otherwise dispose of any residential 270
premises acquired or owned prior to the conviction of the person 271
as a sex offender or a child-victim offender. 272

(E) This section does not apply if the victim of the 273
sexually oriented offense or child-victim oriented offense that 274
was committed by the sex offender or child-victim offender 275
establishes a residence or occupies a residential premises 276
within two thousand feet of the residential premises of the sex 277
offender or child-victim offender. 278

Sec. ~~2950.035~~ 2950.036. (A) (1) Regardless of whether the 279
person committed the person's sexually oriented offense or 280
child-victim oriented offense prior to, on, or after the 281
effective date of this section, no person who is in a restricted 282
offender category shall do either of the following: 283

(a) On or after the effective date of this section, 284

commence service in a position as a volunteer with any person, 285
group, or organization, in a capacity affording extensive 286
contact with minor children; 287

(b) If the person was in the position prior to the 288
effective date of this section, at any time after the expiration 289
of ninety days after the effective date of this section, serve 290
in a position as a volunteer with any person, group, or 291
organization, in a capacity affording extensive contact with 292
minor children. 293

(2) No person shall violate division (A) (1) of this 294
section at any time after an injunction has been obtained 295
against the person under division (B) (2) of this section with 296
respect to a violation of division (A) (1) of this section. 297

(3) A violation of division (A) (1) of this section that is 298
not also a violation of division (A) (2) of this section is 299
subject to injunctive relief as described in division (B) (2) of 300
this section. A violation of division (A) (2) of this section is 301
a criminal offense and is subject to the penalties specified in 302
section 2950.99 of the Revised Code. 303

(4) The application of division (A) (1) of this section to 304
a person who committed the person's sexually oriented offense or 305
child-victim oriented offense prior to the effective date of 306
this section is procedural and remedial, pertains to conduct of 307
the person occurring on or after that date, and does not impose 308
punishment on the person for the sexually oriented offense or 309
child-victim oriented offense. 310

(B) (1) If a law enforcement agency, based on a report made 311
to the agency by any person or based on its own investigation, 312
finds that a person to whom division (A) of this section applies 313

is violating that division, the agency shall report that finding 314
to the prosecuting authority. 315

(2) A prosecuting authority, upon receipt of a report 316
under division (B)(1) of this section, has a cause of action for 317
injunctive relief against the person for the violation if the 318
violation is of division (A)(1) of this section and may bring an 319
action to obtain the injunctive relief. The plaintiff shall not 320
be required to prove irreparable harm in order to obtain the 321
relief. A prosecuting authority, upon receipt of a report under 322
division (B)(1) of this section, may proceed with a criminal 323
prosecution for the violation if the violation is of division 324
(A)(2) of this section. 325

(C) As used in this section: 326

(1) "Capacity affording extensive contact with minor 327
children" means any capacity in which a person would be working 328
directly and in an unaccompanied setting with minor children on 329
more than an incidental and occasional basis or would have 330
supervision or disciplinary power over minor children. 331

(2) "Prosecuting authority" means the prosecuting 332
attorney, village solicitor, city or township director of law, 333
similar chief legal officer of a municipal corporation or 334
township, or official designated as a prosecutor in a municipal 335
corporation that has jurisdiction over the place at which a 336
person serves in a position in violation of division (A)(1) or 337
(2) of this section. 338

(3) "Working directly and in an unaccompanied setting" 339
includes, but is not limited to, providing goods or services to 340
minors. 341

Sec. 2950.99. (A)(1)(a) Except as otherwise provided in 342

division (A) (1) (b) of this section, whoever violates a 343
prohibition in section 2950.04, 2950.041, 2950.05, or 2950.06 of 344
the Revised Code shall be punished as follows: 345

(i) If the most serious sexually oriented offense that was 346
the basis of the registration, notice of intent to reside, 347
change of address notification, or address verification 348
requirement that was violated under the prohibition is 349
aggravated murder or murder if committed by an adult or a 350
comparable category of offense committed in another 351
jurisdiction, the offender is guilty of a felony of the first 352
degree. 353

(ii) If the most serious sexually oriented offense or 354
child-victim oriented offense that was the basis of the 355
registration, notice of intent to reside, change of address 356
notification, or address verification requirement that was 357
violated under the prohibition is a felony of the first, second, 358
third, or fourth degree if committed by an adult or a comparable 359
category of offense committed in another jurisdiction, the 360
offender is guilty of a felony of the same degree as the most 361
serious sexually oriented offense or child-victim oriented 362
offense that was the basis of the registration, notice of intent 363
to reside, change of address, or address verification 364
requirement that was violated under the prohibition, or, if the 365
most serious sexually oriented offense or child-victim oriented 366
offense that was the basis of the registration, notice of intent 367
to reside, change of address, or address verification 368
requirement that was violated under the prohibition is a 369
comparable category of offense committed in another 370
jurisdiction, the offender is guilty of a felony of the same 371
degree as that offense committed in the other jurisdiction would 372
constitute if committed in this state. 373

(iii) If the most serious sexually oriented offense or 374
child-victim oriented offense that was the basis of the 375
registration, notice of intent to reside, change of address 376
notification, or address verification requirement that was 377
violated under the prohibition is a felony of the fifth degree 378
or a misdemeanor if committed by an adult or a comparable 379
category of offense committed in another jurisdiction, the 380
offender is guilty of a felony of the fourth degree. 381

(b) If the offender previously has been convicted of or 382
pleaded guilty to, or previously has been adjudicated a 383
delinquent child for committing, a violation of a prohibition in 384
section 2950.04, 2950.041, 2950.05, or 2950.06 of the Revised 385
Code, whoever violates a prohibition in section 2950.04, 386
2950.041, 2950.05, or 2950.06 of the Revised Code shall be 387
punished as follows: 388

(i) If the most serious sexually oriented offense that was 389
the basis of the registration, notice of intent to reside, 390
change of address notification, or address verification 391
requirement that was violated under the prohibition is 392
aggravated murder or murder if committed by an adult or a 393
comparable category of offense committed in another 394
jurisdiction, the offender is guilty of a felony of the first 395
degree. 396

(ii) If the most serious sexually oriented offense or 397
child-victim oriented offense that was the basis of the 398
registration, notice of intent to reside, change of address 399
notification, or address verification requirement that was 400
violated under the prohibition is a felony of the first, second, 401
or third degree if committed by an adult or a comparable 402
category of offense committed in another jurisdiction, the 403

offender is guilty of a felony of the same degree as the most 404
serious sexually oriented offense or child-victim oriented 405
offense that was the basis of the registration, notice of intent 406
to reside, change of address, or address verification 407
requirement that was violated under the prohibition, or, if the 408
most serious sexually oriented offense or child-victim oriented 409
offense that was the basis of the registration, notice of intent 410
to reside, change of address, or address verification 411
requirement that was violated under the prohibition is a 412
comparable category of offense committed in another 413
jurisdiction, the offender is guilty of a felony of the same 414
degree as that offense committed in the other jurisdiction would 415
constitute if committed in this state. 416

(iii) If the most serious sexually oriented offense or 417
child-victim oriented offense that was the basis of the 418
registration, notice of intent to reside, change of address 419
notification, or address verification requirement that was 420
violated under the prohibition is a felony of the fourth or 421
fifth degree if committed by an adult or a comparable category 422
of offense committed in another jurisdiction, the offender is 423
guilty of a felony of the third degree. 424

(iv) If the most serious sexually oriented offense or 425
child-victim oriented offense that was the basis of the 426
registration, notice of intent to reside, change of address 427
notification, or address verification requirement that was 428
violated under the prohibition is a misdemeanor if committed by 429
an adult or a comparable category of offense committed in 430
another jurisdiction, the offender is guilty of a felony of the 431
fourth degree. 432

(2) (a) In addition to any penalty or sanction imposed 433

under division (A) (1) of this section or any other provision of 434
law for a violation of a prohibition in section 2950.04, 435
2950.041, 2950.05, or 2950.06 of the Revised Code, if the 436
offender or delinquent child is subject to a community control 437
sanction, is on parole, is subject to one or more post-release 438
control sanctions, or is subject to any other type of supervised 439
release at the time of the violation, the violation shall 440
constitute a violation of the terms and conditions of the 441
community control sanction, parole, post-release control 442
sanction, or other type of supervised release. 443

(b) In addition to any penalty or sanction imposed under 444
division (A) (1) (b) (i), (ii), or (iii) of this section or any 445
other provision of law for a violation of a prohibition in 446
section 2950.04, 2950.041, 2950.05, or 2950.06 of the Revised 447
Code, if the offender previously has been convicted of or 448
pleaded guilty to, or previously has been adjudicated a 449
delinquent child for committing, a violation of a prohibition in 450
section 2950.04, 2950.041, 2950.05, or 2950.06 of the Revised 451
Code when the most serious sexually oriented offense or child- 452
victim oriented offense that was the basis of the requirement 453
that was violated under the prohibition is a felony if committed 454
by an adult or a comparable category of offense committed in 455
another jurisdiction, the court imposing a sentence upon the 456
offender shall impose a definite prison term of no less than 457
three years. The definite prison term imposed under this section 458
shall not be reduced to less than three years pursuant to any 459
provision of Chapter 2967. or any other provision of the Revised 460
Code. 461

(3) As used in division (A) (1) of this section, 462
"comparable category of offense committed in another 463
jurisdiction" means a sexually oriented offense or child-victim 464

oriented offense that was the basis of the registration, notice 465
of intent to reside, change of address notification, or address 466
verification requirement that was violated, that is a violation 467
of an existing or former law of another state or the United 468
States, an existing or former law applicable in a military court 469
or in an Indian tribal court, or an existing or former law of 470
any nation other than the United States, and that, if it had 471
been committed in this state, would constitute or would have 472
constituted aggravated murder or murder for purposes of division 473
(A) (1) (a) (i) of this section, a felony of the first, second, 474
third, or fourth degree for purposes of division (A) (1) (a) (ii) 475
of this section, a felony of the fifth degree or a misdemeanor 476
for purposes of division (A) (1) (a) (iii) of this section, 477
aggravated murder or murder for purposes of division (A) (1) (b) 478
(i) of this section, a felony of the first, second, or third 479
degree for purposes of division (A) (1) (b) (ii) of this section, a 480
felony of the fourth or fifth degree for purposes of division 481
(A) (1) (b) (iii) of this section, or a misdemeanor for purposes of 482
division (A) (1) (b) (iv) of this section. 483

(B) If a person violates a prohibition in section 2950.04, 484
2950.041, 2950.05, or 2950.06 of the Revised Code that applies 485
to the person as a result of the person being adjudicated a 486
delinquent child and being classified a juvenile offender 487
registrant or an out-of-state juvenile offender registrant, both 488
of the following apply: 489

(1) If the violation occurs while the person is under 490
eighteen years of age, the person is subject to proceedings 491
under Chapter 2152. of the Revised Code based on the violation. 492

(2) If the violation occurs while the person is eighteen 493
years of age or older, the person is subject to criminal 494

prosecution based on the violation. 495

(C) Whoever violates division (C) of section 2950.13 of 496
the Revised Code is guilty of a misdemeanor of the first degree. 497

(D) Whoever violates division (A) (2) of section ~~2950.035~~ 498
2950.036 of the Revised Code shall be punished as follows: 499

(1) Except as otherwise provided in division (D) (2) or (3) 500
of this section, the offender is guilty of a misdemeanor of the 501
first degree. 502

(2) If the offender once previously has been convicted of 503
or pleaded guilty to a violation of division (A) (2) of section 504
~~2950.035~~2950.036 of the Revised Code, the offender is guilty of 505
a felony of the third degree. 506

(3) If the offender two or more times previously has been 507
convicted of or pleaded guilty to a violation of division (A) (2) 508
of section ~~2950.035~~2950.036 of the Revised Code, the offender 509
is guilty of a felony of the first degree. 510

Sec. 5321.03. (A) Notwithstanding section 5321.02 of the 511
Revised Code, a landlord may bring an action under Chapter 1923. 512
of the Revised Code for possession of the premises if: 513

(1) The tenant is in default in the payment of rent; 514

(2) The violation of the applicable building, housing, 515
health, or safety code that the tenant complained of was 516
primarily caused by any act or lack of reasonable care by the 517
tenant, or by any other person in the tenant's household, or by 518
anyone on the premises with the consent of the tenant; 519

(3) Compliance with the applicable building, housing, 520
health, or safety code would require alteration, remodeling, or 521
demolition of the premises which would effectively deprive the 522

tenant of the use of the dwelling unit;	523
(4) A tenant is holding over the tenant's term.	524
(5) The residential premises are located within one	525
thousand feet of any school premises, preschool or child care	526
center premises, children's crisis care facility premises, or	527
residential infant care center premises, and both of the	528
following apply regarding the tenant or other occupant who	529
resides in or occupies the premises:	530
(a) The tenant's or other occupant's name appears on the	531
state registry of sex offenders and child-victim offenders	532
maintained under section 2950.13 of the Revised Code.	533
(b) The state registry of sex offenders and child-victim	534
offenders indicates that the tenant or other occupant was	535
convicted of or pleaded guilty to a sexually oriented offense or	536
a child-victim oriented offense in a criminal prosecution and	537
was not sentenced to a serious youthful offender dispositional	538
sentence for that offense.	539
<u>(6) The residential premises are located within two</u>	540
<u>thousand feet of the residential premises of the victim of a</u>	541
<u>sexually oriented offense or child-victim oriented offense that</u>	542
<u>was committed by the tenant or other occupant who resides in or</u>	543
<u>occupies the premises, and all of the following apply regarding</u>	544
<u>the tenant or other occupant who resides in or occupies the</u>	545
<u>premises:</u>	546
<u>(a) The tenant's or other occupant's name appears on the</u>	547
<u>state registry of sex offenders and child-victim offenders</u>	548
<u>maintained under section 2950.13 of the Revised Code.</u>	549
<u>(b) The state registry of sex offenders and child-victim</u>	550
<u>offenders indicates that the tenant or other occupant was</u>	551

convicted of or pleaded guilty to the sexually oriented offense 552
or child-victim oriented offense in a criminal prosecution and 553
was not sentenced to a serious youthful offender dispositional 554
sentence for that offense. 555

(B) The maintenance of an action by the landlord under 556
this section does not prevent the tenant from recovering damages 557
for any violation by the landlord of the rental agreement or of 558
section 5321.04 of the Revised Code. 559

(C) This section does not apply to a dwelling unit 560
occupied by a student tenant. 561

(D) As used in this section, "children's crisis care 562
facility premises" and "residential infant care center premises" 563
have the same meanings as in section 2950.034 of the Revised 564
Code. 565

Sec. 5321.051. (A) (1) No tenant of any residential 566
premises located within one thousand feet of any school 567
premises, preschool or child care center premises, children's 568
crisis care facility premises, or residential infant care center 569
premises shall allow any person to occupy those residential 570
premises if both of the following apply regarding the person: 571

(a) The person's name appears on the state registry of sex 572
offenders and child-victim offenders maintained under section 573
2950.13 of the Revised Code. 574

(b) The state registry of sex offenders and child-victim 575
offenders indicates that the person was convicted of or pleaded 576
guilty to either a sexually oriented offense that is not a 577
registration-exempt sexually oriented offense or a child-victim 578
oriented offense in a criminal prosecution and was not sentenced 579
to a serious youthful offender dispositional sentence for that 580

offense. 581

(2) No tenant of any residential premises shall allow any 582
person to occupy those residential premises if the occupant 583
committed a sexually oriented offense or child-victim oriented 584
offense and the victim of that offense maintains a residential 585
premises within two thousand feet of the residential premises of 586
the tenant if both of the following apply to the occupant: 587

(a) The occupant's name appears on the state registry of 588
sex offenders and child-victim offenders maintained under 589
section 2950.13 of the Revised Code. 590

(b) The state registry of sex offenders and child-victim 591
offenders indicates that the occupant was convicted of or 592
pleaded guilty to either the sexually oriented offense that is 593
not a registration-exempt sexually oriented offense or the 594
child-victim oriented offense in a criminal prosecution and was 595
not sentenced to a serious youthful offender dispositional 596
sentence for that offense. 597

(3) If a tenant allows occupancy in violation of this 598
section or a person establishes a residence or occupies 599
residential premises in violation of section 2950.034 of the 600
Revised Code, the landlord for the residential premises that are 601
the subject of the rental agreement or other tenancy may 602
terminate the rental agreement or other tenancy of the tenant 603
and all other occupants. 604

(B) If a landlord is authorized to terminate a rental 605
agreement or other tenancy pursuant to division (A) of this 606
section but does not so terminate the rental agreement or other 607
tenancy, the landlord is not liable in a tort or other civil 608
action in damages for any injury, death, or loss to person or 609

property that allegedly results from that decision. 610

(C) As used in this section, "children's crisis care 611
facility premises" and "residential infant care center premises" 612
have the same meanings as in section 2950.034 of the Revised 613
Code. 614

Section 2. That existing sections 1923.02, 2950.035, 615
2950.99, 5321.03, and 5321.051 of the Revised Code are hereby 616
repealed. 617

Section 3. Section 2950.99 of the Revised Code is 618
presented in this act as a composite of the section as amended 619
by both S.B. 16 and S.B. 288 of the 134th General Assembly. The 620
General Assembly, applying the principle stated in division (B) 621
of section 1.52 of the Revised Code that amendments are to be 622
harmonized if reasonably capable of simultaneous operation, 623
finds that the composite is the resulting version of the section 624
in effect prior to the effective date of the section as 625
presented in this act. 626