

**As Introduced**

**136th General Assembly**

**Regular Session**

**2025-2026**

**H. B. No. 103**

**Representatives Troy, Hall, T.**

**Cosponsors: Representatives Baker, Brennan, Brent, Brewer, Cockley, Denson, Fischer, Grim, Hall, D., Jarrells, John, Lett, McNally, Miller, K., Piccolantonio, Rader, Russo, Sigrist, Sims, Sweeney, Synenberg, Thomas, D., Upchurch, White, E.**

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**A BILL**

To amend sections 323.152 and 4503.065 of the 1  
Revised Code to increase the homestead exemption 2  
amount and income limit. 3

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

**Section 1.** That sections 323.152 and 4503.065 of the 4  
Revised Code be amended to read as follows: 5

**Sec. 323.152.** In addition to the reduction in taxes 6  
required under section 319.302 of the Revised Code, taxes shall 7  
be reduced as provided in divisions (A) and (B) of this section. 8

(A) (1) (a) Division (A) (1) of this section applies to any 9  
of the following persons: 10

(i) A person who is permanently and totally disabled; 11

(ii) A person who is sixty-five years of age or older; 12

(iii) A person who is the surviving spouse of a deceased 13  
person who was permanently and totally disabled or sixty-five 14

years of age or older and who applied and qualified for a 15  
reduction in taxes under this division in the year of death, 16  
provided the surviving spouse is at least fifty-nine but not 17  
sixty-five or more years of age on the date the deceased spouse 18  
dies. 19

(b) Real property taxes on a homestead owned and occupied, 20  
or a homestead in a housing cooperative occupied, by a person to 21  
whom division (A) (1) of this section applies shall be reduced 22  
for each year for which an application for the reduction has 23  
been approved. The reduction shall equal one of the following 24  
amounts, as applicable to the person: 25

(i) If the person received a reduction under division (A) 26  
(1) of this section for tax year 2006, the greater of the 27  
reduction for that tax year or the amount computed under 28  
division (A) (1) (c) of this section; 29

(ii) If the person received, for any homestead, a 30  
reduction under division (A) (1) of this section for tax year 31  
2013 or under division (A) of section 4503.065 of the Revised 32  
Code for tax year 2014 or the person is the surviving spouse of 33  
such a person and the surviving spouse is at least fifty-nine 34  
years of age on the date the deceased spouse dies, the amount 35  
computed under division (A) (1) (c) of this section. 36

(iii) If the person is not described in division (A) (1) (b) 37  
(i) or (ii) of this section and the person's total income does 38  
not exceed ~~thirty-four~~thirty-five thousand dollars, as adjusted under 39  
division (A) (1) (d) of this section, the amount computed under 40  
division (A) (1) (c) of this section. 41

(c) The amount of the reduction under division (A) (1) (c) 42  
of this section equals the product of the following: 43

(i) ~~Twenty-five~~ Fifty thousand dollars of the true value 44  
of the property in money, as adjusted under division (A) (1) (d) 45  
of this section; 46

(ii) The assessment percentage established by the tax 47  
commissioner under division (B) of section 5715.01 of the 48  
Revised Code, not to exceed thirty-five per cent; 49

(iii) The effective tax rate used to calculate the taxes 50  
charged against the property for the current year, where 51  
"effective tax rate" is defined as in section 323.08 of the 52  
Revised Code; 53

(iv) The quantity equal to one minus the sum of the 54  
percentage reductions in taxes received by the property for the 55  
current tax year under section 319.302 of the Revised Code and 56  
division (B) of section 323.152 of the Revised Code. 57

(d) The tax commissioner shall adjust the total income 58  
threshold described in division (A) (1) (b) (iii) and the reduction 59  
amounts described in divisions (A) (1) (c) (i), (A) (2), and (A) (3) 60  
of this section by completing the following calculations in 61  
September of each year: 62

(i) Determine the percentage increase in the gross 63  
domestic product deflator determined by the bureau of economic 64  
analysis of the United States department of commerce from the 65  
first day of January of the preceding calendar year to the last 66  
day of December of the preceding calendar year; 67

(ii) Multiply that percentage increase by the total income 68  
threshold or reduction amount for the current tax year, as 69  
applicable; 70

(iii) Add the resulting product to the total income 71  
threshold or the reduction amount, as applicable, for the 72

current tax year; 73

(iv) Round the resulting sum to the nearest multiple of 74  
one hundred dollars. 75

The commissioner shall certify the amount resulting from 76  
each adjustment to each county auditor not later than the first 77  
day of December each year. The certified total income threshold 78  
amount applies to the following tax year for persons described 79  
in division (A) (1) (b) (iii) of this section. The certified 80  
reduction amount applies to the following tax year. The 81  
commissioner shall not make the applicable adjustment in any 82  
calendar year in which the amount resulting from the adjustment 83  
would be less than the total income threshold or the reduction 84  
amount for the current tax year. 85

(2) (a) Real property taxes on a homestead owned and 86  
occupied, or a homestead in a housing cooperative occupied, by a 87  
disabled veteran shall be reduced for each year for which an 88  
application for the reduction has been approved. The reduction 89  
shall equal the product obtained by multiplying fifty thousand 90  
dollars of the true value of the property in money, as adjusted 91  
under division (A) (1) (d) of this section, by the amounts 92  
described in divisions (A) (1) (c) (ii) to (iv) of this section. 93  
The reduction is in lieu of any reduction under section 323.158 94  
of the Revised Code or division (A) (1), (2) (b), or (3) of this 95  
section. The reduction applies to only one homestead owned and 96  
occupied by a disabled veteran. 97

(b) Real property taxes on a homestead owned and occupied, 98  
or a homestead in a housing cooperative occupied, by the 99  
surviving spouse of a disabled veteran shall be reduced for each 100  
year an application for exemption is approved. The reduction 101  
shall equal to the amount of the reduction authorized under 102

division (A) (2) (a) of this section.	103
The reduction is in lieu of any reduction under section	104
323.158 of the Revised Code or division (A) (1), (2) (a), or (3)	105
of this section. The reduction applies to only one homestead	106
owned and occupied by the surviving spouse of a disabled	107
veteran. A homestead qualifies for a reduction in taxes under	108
division (A) (2) (b) of this section beginning in one of the	109
following tax years:	110
(i) For a surviving spouse described in division (L) (1) of	111
section 323.151 of the Revised Code, the year the disabled	112
veteran dies;	113
(ii) For a surviving spouse described in division (L) (2)	114
of section 323.151 of the Revised Code, the first year on the	115
first day of January of which the total disability rating	116
described in division (F) of that section has been received for	117
the deceased spouse.	118
In either case, the reduction shall continue through the	119
tax year in which the surviving spouse dies or remarries.	120
(3) Real property taxes on a homestead owned and occupied,	121
or a homestead in a housing cooperative occupied, by the	122
surviving spouse of a public service officer killed in the line	123
of duty shall be reduced for each year for which an application	124
for the reduction has been approved. The reduction shall equal	125
the product obtained by multiplying fifty thousand dollars of	126
the true value of the property in money, as adjusted under	127
division (A) (1) (d) of this section, by the amounts described in	128
divisions (A) (1) (c) (ii) to (iv) of this section. The reduction	129
is in lieu of any reduction under section 323.158 of the Revised	130
Code or division (A) (1) or (2) of this section. The reduction	131

applies to only one homestead owned and occupied by such a 132  
surviving spouse. A homestead qualifies for a reduction in taxes 133  
under division (A) (3) of this section for the tax year in which 134  
the public service officer dies through the tax year in which 135  
the surviving spouse dies or remarries. 136

(B) To provide a partial exemption, real property taxes on 137  
any homestead, and manufactured home taxes on any manufactured 138  
or mobile home on which a manufactured home tax is assessed 139  
pursuant to division (D) (2) of section 4503.06 of the Revised 140  
Code, shall be reduced for each year for which an application 141  
for the reduction has been approved. The amount of the reduction 142  
shall equal two and one-half per cent of the amount of taxes to 143  
be levied by qualifying levies on the homestead or the 144  
manufactured or mobile home after applying section 319.301 of 145  
the Revised Code. For the purposes of this division, "qualifying 146  
levy" has the same meaning as in section 319.302 of the Revised 147  
Code. 148

(C) The reductions granted by this section do not apply to 149  
special assessments or respread of assessments levied against 150  
the homestead, and if there is a transfer of ownership 151  
subsequent to the filing of an application for a reduction in 152  
taxes, such reductions are not forfeited for such year by virtue 153  
of such transfer. 154

(D) The reductions in taxable value referred to in this 155  
section shall be applied solely as a factor for the purpose of 156  
computing the reduction of taxes under this section and shall 157  
not affect the total value of property in any subdivision or 158  
taxing district as listed and assessed for taxation on the tax 159  
lists and duplicates, or any direct or indirect limitations on 160  
indebtedness of a subdivision or taxing district. If after 161

application of sections 5705.31 and 5705.32 of the Revised Code, 162  
including the allocation of all levies within the ten-mill 163  
limitation to debt charges to the extent therein provided, there 164  
would be insufficient funds for payment of debt charges not 165  
provided for by levies in excess of the ten-mill limitation, the 166  
reduction of taxes provided for in sections 323.151 to 323.159 167  
of the Revised Code shall be proportionately adjusted to the 168  
extent necessary to provide such funds from levies within the 169  
ten-mill limitation. 170

(E) No reduction shall be made on the taxes due on the 171  
homestead of any person convicted of violating division (D) or 172  
(E) of section 323.153 of the Revised Code for a period of three 173  
years following the conviction. 174

**Sec. 4503.065.** (A) (1) Division (A) of this section applies 175  
to any of the following persons: 176

(a) An individual who is permanently and totally disabled; 177

(b) An individual who is sixty-five years of age or older; 178

(c) An individual who is the surviving spouse of a 179  
deceased person who was permanently and totally disabled or 180  
sixty-five years of age or older and who applied and qualified 181  
for a reduction in assessable value under this section in the 182  
year of death, provided the surviving spouse is at least fifty- 183  
nine but not sixty-five or more years of age on the date the 184  
deceased spouse dies. 185

(2) The manufactured home tax on a manufactured or mobile 186  
home that is paid pursuant to division (C) of section 4503.06 of 187  
the Revised Code and that is owned and occupied as a home by an 188  
individual whose domicile is in this state and to whom this 189  
section applies, shall be reduced for any tax year for which an 190

application for such reduction has been approved, provided the 191  
individual did not acquire ownership from a person, other than 192  
the individual's spouse, related by consanguinity or affinity 193  
for the purpose of qualifying for the reduction. An owner 194  
includes a settlor of a revocable or irrevocable inter vivos 195  
trust holding the title to a manufactured or mobile home 196  
occupied by the settlor as of right under the trust. 197

(a) For manufactured and mobile homes for which the tax 198  
imposed by section 4503.06 of the Revised Code is computed under 199  
division (D) (2) of that section, the reduction shall equal one 200  
of the following amounts, as applicable to the person: 201

(i) If the person received a reduction under this section 202  
for tax year 2007, the greater of the reduction for that tax 203  
year or the amount computed under division (A) (2) (b) of this 204  
section; 205

(ii) If the person received, for any homestead, a 206  
reduction under division (A) of this section for tax year 2014 207  
or under division (A) (1) of section 323.152 of the Revised Code 208  
for tax year 2013 or the person is the surviving spouse of such 209  
a person and the surviving spouse is at least fifty-nine years 210  
of age on the date the deceased spouse dies, the amount computed 211  
under division (A) (2) (b) of this section. 212

(iii) If the person is not described in division (A) (2) (a) 213  
(i) or (ii) of this section and the person's total income does 214  
not exceed ~~thirty~~forty-five thousand dollars, as adjusted under 215  
division (A) (2) (e) of this section, the amount computed under 216  
division (A) (2) (b) of this section. 217

(b) The amount of the reduction under division (A) (2) (b) 218  
of this section equals the product of the following: 219



(i) <del>Twenty-five</del> <u>Fifty</u> thousand dollars of the true value	220
of the property in money, as adjusted under division (A) (2) (e)	221
of this section;	222
(ii) The assessment percentage established by the tax	223
commissioner under division (B) of section 5715.01 of the	224
Revised Code, not to exceed thirty-five per cent;	225
(iii) The effective tax rate used to calculate the taxes	226
charged against the property for the current year, where	227
"effective tax rate" is defined as in section 323.08 of the	228
Revised Code;	229
(iv) The quantity equal to one minus the sum of the	230
percentage reductions in taxes received by the property for the	231
current tax year under section 319.302 of the Revised Code and	232
division (B) of section 323.152 of the Revised Code.	233
(c) For manufactured and mobile homes for which the tax	234
imposed by section 4503.06 of the Revised Code is computed under	235
division (D) (1) of that section, the reduction shall equal one	236
of the following amounts, as applicable to the person:	237
(i) If the person received a reduction under this section	238
for tax year 2007, the greater of the reduction for that tax	239
year or the amount computed under division (A) (2) (d) of this	240
section;	241
(ii) If the person received, for any homestead, a	242
reduction under division (A) of this section for tax year 2014	243
or under division (A) (1) of section 323.152 of the Revised Code	244
for tax year 2013 or the person is the surviving spouse of such	245
a person and the surviving spouse is at least fifty-nine years	246
of age on the date the deceased spouse dies, the amount computed	247
under division (A) (2) (d) of this section.	248

(iii) If the person is not described in division (A) (2) (c)	249
(i) or (ii) of this section and the person's total income does	250
not exceed <del>thirty-five</del> <u>forty-five</u> thousand dollars, as adjusted under	251
division (A) (2) (e) of this section, the amount computed under	252
division (A) (2) (d) of this section.	253
(d) The amount of the reduction under division (A) (2) (d)	254
of this section equals the product of the following:	255
(i) <del>Twenty-five</del> <u>Fifty</u> thousand dollars of the cost to the	256
owner, or the market value at the time of purchase, whichever is	257
greater, as those terms are used in division (D) (1) of section	258
4503.06 of the Revised Code, and as adjusted under division (A)	259
(2) (e) of this section;	260
(ii) The percentage from the appropriate schedule in	261
division (D) (1) (b) of section 4503.06 of the Revised Code;	262
(iii) The assessment percentage of forty per cent used in	263
division (D) (1) (b) of section 4503.06 of the Revised Code;	264
(iv) The tax rate of the taxing district in which the home	265
has its situs.	266
(e) The tax commissioner shall adjust the income threshold	267
described in divisions (A) (2) (a) (iii) and (A) (2) (c) (iii) and the	268
reduction amounts described in divisions (A) (2) (b) (i), (A) (2) (d)	269
(i), (B) (1), (B) (2), (C) (1), and (C) (2) of this section by	270
completing the following calculations in September of each year:	271
(i) Determine the percentage increase in the gross	272
domestic product deflator determined by the bureau of economic	273
analysis of the United States department of commerce from the	274
first day of January of the preceding calendar year to the last	275
day of December of the preceding calendar year;	276

(ii) Multiply that percentage increase by the total income 277  
threshold or reduction amount for the ensuing tax year, as 278  
applicable; 279

(iii) Add the resulting product to the total income 280  
threshold or reduction amount, as applicable for the ensuing tax 281  
year; 282

(iv) Round the resulting sum to the nearest multiple of 283  
one hundred dollars. 284

The commissioner shall certify the amount resulting from 285  
each adjustment to each county auditor not later than the first 286  
day of December each year. The certified amount applies to the 287  
second ensuing tax year. The commissioner shall not make the 288  
applicable adjustment in any calendar year in which the amount 289  
resulting from the adjustment would be less than the total 290  
income threshold or the reduction amount for the ensuing tax 291  
year. 292

(B) (1) The manufactured home tax levied pursuant to 293  
division (C) of section 4503.06 of the Revised Code on a 294  
manufactured or mobile home that is owned and occupied by a 295  
disabled veteran shall be reduced for any tax year for which an 296  
application for such reduction has been approved, provided the 297  
disabled veteran did not acquire ownership from a person, other 298  
than the disabled veteran's spouse, related by consanguinity or 299  
affinity for the purpose of qualifying for the reduction. An 300  
owner includes an owner within the meaning of division (A) (2) of 301  
this section. 302

(a) For manufactured and mobile homes for which the tax 303  
imposed by section 4503.06 of the Revised Code is computed under 304  
division (D) (2) of that section, the reduction shall equal the 305

product obtained by multiplying fifty thousand dollars of the 306  
true value of the property in money, as adjusted under division 307  
(A) (2) (e) of this section, by the amounts described in divisions 308  
(A) (2) (b) (ii) to (iv) of this section. 309

(b) For manufactured and mobile homes for which the tax 310  
imposed by section 4503.06 of the Revised Code is computed under 311  
division (D) (1) of that section, the reduction shall equal the 312  
product obtained by multiplying fifty thousand dollars of the 313  
cost to the owner, or the market value at the time of purchase, 314  
whichever is greater, as those terms are used in division (D) (1) 315  
of section 4503.06 of the Revised Code, as adjusted under 316  
division (A) (2) (e) of this section, by the amounts described in 317  
divisions (A) (2) (d) (ii) to (iv) of this section. 318

The reduction is in lieu of any reduction under section 319  
4503.0610 of the Revised Code or division (A), (B) (2), or (C) of 320  
this section. The reduction applies to only one manufactured or 321  
mobile home owned and occupied by a disabled veteran. 322

(2) The manufactured home tax levied pursuant to division 323  
(C) of section 4503.06 of the Revised Code on a manufactured or 324  
mobile home that is owned and occupied by the surviving spouse 325  
of a disabled veteran shall be reduced for each tax year for 326  
which an application for such reduction has been approved. The 327  
reduction shall equal the amount of the reduction authorized 328  
under division (B) (1) (a) or (b) of this section, as applicable. 329  
An owner includes an owner within the meaning of division (A) (2) 330  
of this section. 331

The reduction is in lieu of any reduction under section 332  
4503.0610 of the Revised Code or division (A), (B) (1), or (C) of 333  
this section. The reduction applies to only one manufactured or 334  
mobile home owned and occupied by the surviving spouse of a 335

disabled veteran. A manufactured or mobile home qualifies for a 336  
reduction in taxes under division (B) (2) of this section 337  
beginning in one of the following tax years: 338

(a) For a surviving spouse described in division (H) (1) of 339  
section 4503.064 of the Revised Code, the year the disabled 340  
veteran dies; 341

(b) For a surviving spouse described in division (H) (2) of 342  
section 4503.064 of the Revised Code, the first year on the 343  
first day of January of which the total disability rating 344  
described in division (F) of section 323.151 of the Revised Code 345  
has been received for the deceased spouse. 346

In either case, the reduction shall continue through the 347  
tax year in which the surviving spouse dies or remarries. 348

(C) The manufactured home tax levied pursuant to division 349  
(C) of section 4503.06 of the Revised Code on a manufactured or 350  
mobile home that is owned and occupied by the surviving spouse 351  
of a public service officer killed in the line of duty shall be 352  
reduced for any tax year for which an application for such 353  
reduction has been approved, provided the surviving spouse did 354  
not acquire ownership from a person, other than the surviving 355  
spouse's deceased public service officer spouse, related by 356  
consanguinity or affinity for the purpose of qualifying for the 357  
reduction. An owner includes an owner within the meaning of 358  
division (A) (2) of this section. 359

(1) For manufactured and mobile homes for which the tax 360  
imposed by section 4503.06 of the Revised Code is computed under 361  
division (D) (2) of that section, the reduction shall equal the 362  
product obtained by multiplying fifty thousand dollars of the 363  
true value of the property in money, as adjusted under division 364

(A) (2) (e) of this section, by the amounts described in divisions 365  
(A) (2) (b) (ii) to (iv) of this section. 366

(2) For manufactured and mobile homes for which the tax 367  
imposed by section 4503.06 of the Revised Code is computed under 368  
division (D) (1) of that section, the reduction shall equal the 369  
product obtained by multiplying fifty thousand dollars of the 370  
cost to the owner, or the market value at the time of purchase, 371  
whichever is greater, as those terms are used in division (D) (1) 372  
of section 4503.06 of the Revised Code, as adjusted under 373  
division (A) (2) (e) of this section, by the amounts described in 374  
divisions (A) (2) (d) (ii) to (iv) of this section. 375

The reduction is in lieu of any reduction under section 376  
4503.0610 of the Revised Code or division (A) or (B) of this 377  
section. The reduction applies to only one manufactured or 378  
mobile home owned and occupied by such a surviving spouse. A 379  
manufactured or mobile home qualifies for a reduction in taxes 380  
under this division for the tax year in which the public service 381  
officer dies through the tax year in which the surviving spouse 382  
dies or remarries. 383

(D) If the owner or the spouse of the owner of a 384  
manufactured or mobile home is eligible for a homestead 385  
exemption on the land upon which the home is located, the 386  
reduction to which the owner or spouse is entitled under this 387  
section shall not exceed the difference between the reduction to 388  
which the owner or spouse is entitled under division (A), (B), 389  
or (C) of this section and the amount of the reduction under the 390  
homestead exemption. 391

(E) No reduction shall be made with respect to the home of 392  
any person convicted of violating division (C) or (D) of section 393  
4503.066 of the Revised Code for a period of three years 394

following the conviction. 395

**Section 2.** That existing sections 323.152 and 4503.065 of 396  
the Revised Code are hereby repealed. 397

**Section 3.** The amendment by this act of section 323.152 of 398  
the Revised Code applies to tax year 2025 and every tax year 399  
thereafter. The amendment by this act of section 4503.065 of the 400  
Revised Code applies to tax year 2026 and every tax year 401  
thereafter. 402

**Section 4.** The General Assembly, applying the principle 403  
stated in division (B) of section 1.52 of the Revised Code that 404  
amendments are to be harmonized if reasonably capable of 405  
simultaneous operation, finds that the following sections, 406  
presented in this act as composites of the sections as amended 407  
by the acts indicated, are the resulting versions of the 408  
sections in effect prior to the effective date of the sections 409  
as presented in this act: 410

Section 323.152 of the Revised Code as amended by both 411  
H.B. 33 and S.B. 43 of the 135th General Assembly. 412

Section 4503.065 of the Revised Code as amended by both 413  
H.B. 33 and S.B. 43 of the 135th General Assembly. 414