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136th General Assembly

Regular Session

2025-2026

Sub. H. B. No. 230

To enact new section 3953.36 and to repeal section 1
3953.36 of the Revised Code to amend the law 2
related to joint venture title insurance 3
companies. 4

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

Section 1. That new section 3953.36 of the Revised Code be 5
enacted to read as follows: 6

Sec. 3953.36. (A) As used in this section, "beneficial 7
owner" means a person or entity who receives a financial benefit 8
from a joint venture through direct or indirect ownership, 9
regardless of whether such person is a direct owner of the joint 10
venture. 11

(B) No title insurance agent that is a joint venture shall 12
require in its articles of organization, articles of 13
incorporation, operating agreement, or other incorporating 14
documents, sooner than five years after the date the joint 15
venture is formed, and no more often than every five years 16
thereafter, either of the following: 17

(1) Dissolution of the joint venture; 18



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(2) Subject to divisions (C) and (D) of this section, buy- 19
back or sale of any ownership interests in the joint venture or 20
any subsidiary of the joint venture. 21

(C) No joint venture or subsidiary of a joint venture 22
shall require in its articles of organization, articles of 23
incorporation, operating agreement, or other operating or 24
management documents the buy-back or sale of any beneficial 25
owner's ownership interest in the joint venture or subsidiary 26
due to volume or economic value of referrals, or lack thereof, 27
of title insurance business from a beneficial owner. 28

(D) A joint venture or subsidiary of a joint venture may 29
require a beneficial owner to sell the beneficial owner's 30
ownership interests back to the joint venture, subsidiary, or to 31
another party if any of the following apply: 32

(1) The beneficial owner is charged with, convicted of, or 33
pleads guilty to a criminal act. 34

(2) The beneficial owner ceases to work in the real estate 35
industry in this state. 36

(3) The professional license of the beneficial owner is 37
surrendered, suspended, or revoked. 38

(4) The beneficial owner files for bankruptcy. 39

(5) The beneficial owner commits, coerces to commit, or 40
otherwise attempts to commit acts, by and through the joint 41
venture, that do any of the following: 42

(a) Lead to a title claim or other claim against the joint 43
venture; 44

(b) Jeopardize the licensure of the joint venture, 45
including the individual licenses of the joint venture's 46

<u>beneficial owners, agents, notaries, or attorneys;</u>	47
(c) <u>Expose the joint venture to risk of liability;</u>	48
(d) <u>Amount to dishonest or illegal dealing, gross negligence, incompetence, or misconduct.</u>	49
Section 2. That section 3953.36 of the Revised Code is hereby repealed.	51
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