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136th General Assembly
Regular Session
2025-2026

Sub. H. B. No. 749

To amend section 4735.141 and to enact section 1
319.64 of the Revised Code regarding deed and 2
title fraud prevention. 3

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

Section 1. That section 4735.141 be amended and section 4
319.64 of the Revised Code be enacted to read as follows: 5

Sec. 319.64. (A) As used in this section: 6

(1) "Evidence of residence" means any of the following 7
documents: 8

(a) A utility bill or receipt of utility installation 9
issued within ninety days of registration; 10

(b) A paycheck or paystub issued to the applicant within 11
ninety days of the date of application that includes the address 12
of the applicant's residence; 13

(c) The most current available bank statement issued to 14
the applicant that includes the address of the applicant's 15
residence; 16

(d) Any other official document issued to the applicant 17



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that includes the address of the applicant's residence. The 18
county auditor shall develop guidelines for determining what 19
qualifies as an "official document" under this division. 20

(2) "Photo identification" means a passport, driver's 21
license, government-issued nondriver identification card, or 22
other form of government-issued identification with the 23
signature or photograph of the individual, which is not expired. 24

(B) Each county auditor may establish and maintain a 25
property protection program that allows registered property 26
owners to prohibit future transfers of the registered property. 27

(C) (1) The county auditor shall determine whether to 28
provide registration via one or both of the following methods: 29

(a) Via a written form prescribed by the county auditor 30
that the property owner shall deliver in person to the office of 31
the county auditor. 32

(b) Via an online system that requires a property owner to 33
set up an account, accessible via a username and password that 34
the property owner creates. The system may be run by the county 35
or by a third-party vendor. 36

(2) The property owner shall provide the following when 37
registering a property with the program: 38

(a) The applicant's name, electronic mail address, and 39
telephone number; 40

(b) The parcel number and address of the property to be 41
registered with the program; 42

(c) Photo identification; 43

(d) Evidence of residence. 44

(D) If the property owner registers via a valid method and 45
provides all required items, the county auditor promptly shall 46
add the property to the protection program. While the property 47
is registered with the property protection program, the county 48
auditor shall not transfer the registered property. 49

(E) (1) A property owner may cancel the registration of a 50
property at any time. The county auditor shall determine whether 51
to provide cancellation via one or both of the following 52
methods: 53

(a) Via a written form prescribed by the county auditor 54
that the property owner shall deliver in person to the office of 55
the county auditor. 56

(b) Via an online system that requires a property owner to 57
set up an account, accessible via a username and password that 58
the property owner creates. The system may be run by the county 59
or by a third-party vendor. 60

(2) The property owner shall provide the following when 61
cancelling the registration of a property: 62

(a) The owner's name, electronic mail address, and 63
telephone number; 64

(b) The parcel number and address of the property to be 65
cancelled; 66

(c) Photo identification; 67

(d) Evidence of residence. 68

(3) The county auditor promptly shall cancel the 69
registration of a property upon any of the following: 70

(a) The property owner cancels via a valid method and 71

<u>provides all required items;</u>	72
<u>(b) Court order;</u>	73
<u>(c) Upon death of an owner or owners, if a valid</u> <u>survivorship deed or transfer on death designation affidavit</u> <u>applies to the property;</u>	74 75 76
<u>(d) Any other occurrence prescribed by rule by the</u> <u>department of commerce, adopted under Chapter 119. of the</u> <u>Revised Code.</u>	77 78 79
<u>(F) A county auditor that establishes a property</u> <u>protection program shall maintain on the county auditor's public</u> <u>web site a list of properties that are registered under the</u> <u>program. The county auditor shall update the list at least</u> <u>monthly.</u>	80 81 82 83 84
<u>(G) A county auditor may cancel the property protection</u> <u>program after providing ninety days notice to all property</u> <u>owners registered with the program.</u>	85 86 87
<u>(H) This section does not create a new cause of action or</u> <u>substantive legal right against a county auditor.</u>	88 89
Sec. 4735.141. (A) Except as otherwise provided in this division and in section 4735.13 of the Revised Code and except for a licensee who has placed the licensee's license in resigned status pursuant to section 4735.142 of the Revised Code, each person licensed under section 4735.07 or 4735.09 of the Revised Code shall submit proof satisfactory to the superintendent of real estate that the licensee has satisfactorily completed thirty hours of continuing education, as prescribed by the Ohio real estate commission pursuant to section 4735.10 of the Revised Code, on or before the licensee's birthday occurring three years after the licensee's date of initial licensure, and	90 91 92 93 94 95 96 97 98 99 100

on or before the licensee's birthday every three years 101
thereafter. The continuing education may include instruction on 102
deed fraud focusing on deed and title fraud prevention, 103
identification, response, and reporting. If the person is 104
licensed as a broker or broker on deposit, or acts as a 105
management level licensee, the continuing education shall 106
include a three-hour course on the duties of a principal broker 107
and other issues involved in operating a real estate brokerage. 108
The continuing education may be completed by either classroom 109
instruction or distance education. 110

Persons licensed as real estate salespersons who 111
subsequently become licensed real estate brokers shall continue 112
to submit proof of continuing education in accordance with the 113
time period established in this section. 114

The requirements of this section shall not apply to any 115
disabled licensee as provided in division (E) of this section. 116

Each licensee who is seventy years of age or older, within 117
a continuing education reporting period, shall submit proof 118
satisfactory to the superintendent of real estate that the 119
licensee has satisfactorily completed both of the following: 120

(1) A total of nine hours of continuing education, 121
including instruction in Ohio real estate law, which may include 122
instruction on deed fraud focusing on deed and title fraud 123
prevention, identification, response, and reporting; recently 124
enacted state and federal laws affecting the real estate 125
industry; municipal, state, and federal civil rights law; ~~and~~ 126
canons of ethics for the real estate industry as adopted by the 127
commission; 128

(2) If licensed as a broker, broker on deposit, or acting 129

as a management level licensee, a three-hour continuing 130
education course on the duties of a principal broker and other 131
issues involved in operating a real estate brokerage. 132

The continuing education may be completed by either 133
classroom instruction or distance education. The required proof 134
of completion shall be submitted on or before the licensee's 135
birthday that falls in the third year of that continuing 136
education reporting period. A licensee who is seventy years of 137
age or older whose license is in an inactive status is exempt 138
from the continuing education requirements specified in this 139
section. The commission shall adopt reasonable rules in 140
accordance with Chapter 119. of the Revised Code to carry out 141
the purposes of this paragraph. 142

(B) The continuing education requirements of this section 143
shall be completed in schools, seminars, and educational 144
institutions approved by the commission. Such approval shall be 145
given according to rules established by the commission under the 146
procedures of Chapter 119. of the Revised Code, and shall not be 147
limited to institutions providing two-year or four-year degrees. 148
Each school, seminar, or educational institution approved under 149
this division shall be open to all licensees on an equal basis. 150

(C) If the requirements of this section are not met by a 151
licensee within the period specified, the licensee's license 152
shall be suspended automatically without the taking of any 153
action by the superintendent. The superintendent shall notify 154
the licensee of the license suspension, and such notification 155
shall be sent by regular mail to the personal residence address 156
of the licensee that is on file with the division. Any license 157
so suspended shall remain suspended until it is reactivated by 158
the superintendent. No such license shall be reactivated until 159

it is established, to the satisfaction of the superintendent, 160
that the requirements of this section have been met. If the 161
requirements of this section are not met within twelve months 162
from the date the license was suspended, the license shall be 163
revoked automatically without the taking of any action by the 164
superintendent. 165

(D) If the license of a real estate broker is suspended 166
pursuant to division (C) of this section, the license of a real 167
estate salesperson associated with that broker correspondingly 168
is suspended pursuant to division (H) of section 4735.20 of the 169
Revised Code. A sole broker shall notify affiliated salespersons 170
of the suspension in writing within three days of receiving the 171
notice required by division (C) of this section. 172

(1) The suspended license of the associated real estate 173
salesperson shall be reactivated and no fee shall be charged or 174
collected for that reactivation if that broker subsequently 175
submits proof to the superintendent that the broker has complied 176
with the requirements of this section and requests that the 177
broker's license as a real estate broker be reactivated, and the 178
superintendent then reactivates the broker's license as a real 179
estate broker. 180

(2) If the real estate salesperson submits an application 181
to leave the association of the suspended broker in order to 182
associate with a different broker, the suspended license of the 183
associated real estate salesperson shall be reactivated and no 184
fee shall be charged or collected for that reactivation. The 185
superintendent may process the application regardless of whether 186
the licensee's license is returned to the superintendent. 187

Any person whose license is reactivated pursuant to this 188
division shall comply with the requirements of this section and 189

otherwise be in compliance with this chapter. 190

(E) Any licensee who is a disabled licensee at any time 191
during the last three months of the third year of the licensee's 192
continuing education reporting period may receive an extension 193
of time as deemed appropriate by the superintendent to submit 194
proof to the superintendent that the licensee has satisfactorily 195
completed the required thirty hours of continuing education. To 196
receive an extension of time, the licensee shall submit a 197
request to the division of real estate for the extension and 198
proof satisfactory to the commission that the licensee was a 199
disabled licensee at some time during the last three months of 200
the three-year reporting period. The proof shall include, but is 201
not limited to, a signed statement by the licensee's attending 202
physician describing the disability, certifying that the 203
licensee's disability is of such a nature as to prevent the 204
licensee from attending any instruction lasting at least three 205
hours in duration, and stating the expected duration of the 206
disability. The licensee shall request the extension and provide 207
the physician's statement to the division no later than one 208
month prior to the end of the licensee's three-year continuing 209
education reporting period, unless the disability did not arise 210
until the last month of the three-year reporting period, in 211
which event the licensee shall request the extension and provide 212
the physician's statement as soon as practical after the 213
occurrence of the disability. A licensee granted an extension 214
pursuant to this division who is no longer a disabled licensee 215
and who submits proof of completion of the continuing education 216
during the extension period, shall submit, for future continuing 217
education reporting periods, proof of completion of the 218
continuing education requirements according to the schedule 219
established in division (A) of this section. 220

(F) The superintendent shall not renew a license if the 221
licensee fails to comply with this section, and the licensee 222
shall be required to pay the penalty fee provided in section 223
4735.14 of the Revised Code. 224

(G) A licensee shall submit proof of completion of the 225
required continuing education with the licensee's notice of 226
renewal. The proof shall be submitted in the manner provided by 227
the superintendent. 228

Section 2. That existing section 4735.141 of the Revised 229
Code is hereby repealed. 230

Section 3. The amendment by this act of section 4735.141 231
of the Revised Code takes effect six months after the effective 232
date of this section. 233