

As Introduced

136th General Assembly

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H. B. No. 855

Representatives Grim, Miller, M.

Cosponsors: Representatives Brent, Lett, Brennan, Synenberg, Mullins, Baker, Rader, Somani, Cockley, Russo, Bryant Bailey, Abdullahi, Piccolantonio, Brownlee, Sims, McNally, Miller, J., Salvo, Click

To amend sections 3767.01, 3767.05, 4301.74, 1
5321.02, and 5747.98 and to enact sections 2
5321.172 and 5747.35 of the Revised Code to 3
allow a tenant to terminate a rental agreement 4
if the tenant is a victim of a specified crime, 5
to authorize an income tax credit for landlords 6
who rented to such tenants, and to name this act 7
the Ohio Safe Homes Act. 8

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

Section 1. That sections 3767.01, 3767.05, 4301.74, 9
5321.02, and 5747.98 be amended and sections 5321.172 and 10
5747.35 of the Revised Code be enacted to read as follows: 11

Sec. 3767.01. As used in all sections of the Revised Code 12
relating to nuisances: 13

(A) "Place" includes any building, erection, or place or 14
any separate part or portion thereof or the ground itself; 15

(B) "Person" includes any individual, corporation, 16
association, partnership, trustee, lessee, agent, or assignee; 17

~~(C)~~ "Nuisance" (C) (1) Except as provided in division (C) (2) 18
of this section, "nuisance" means any of the following: 19

~~(1)~~ (a) That which is defined and declared by statutes to 20
be a nuisance; 21

~~(2)~~ (b) Any place in or upon which lewdness, assignation, 22
or prostitution is conducted, permitted, continued, or exists, 23
or any place, in or upon which lewd, indecent, lascivious, or 24
obscene films or plate negatives, film or plate positives, films 25
designed to be projected on a screen for exhibition films, or 26
glass slides either in negative or positive form designed for 27
exhibition by projection on a screen, are photographed, 28
manufactured, developed, screened, exhibited, or otherwise 29
prepared or shown, and the personal property and contents used 30
in conducting and maintaining any such place for any such 31
purpose. This chapter shall not affect any newspaper, magazine, 32
or other publication entered as second class matter by the post- 33
office department. 34

~~(3)~~ (c) Any room, house, building, boat, vehicle, 35
structure, or place where beer or intoxicating liquor is 36
manufactured, sold, bartered, possessed, or kept in violation of 37
law and all property kept and used in maintaining the same, and 38
all property designed for the unlawful manufacture of beer or 39
intoxicating liquor and beer or intoxicating liquor contained in 40
the room, house, building, boat, structure, or place, or the 41
operation of such a room, house, building, boat, structure, or 42
place as described in division ~~(C)~~ ~~(3)~~ (C) (1) (c) of this section 43
where the operation of that place substantially interferes with 44
public decency, sobriety, peace, and good order. "Violation of 45
law" includes, but is not limited to, sales to any person under 46
the legal drinking age as prohibited in division (A) of section 47

4301.22 or division (A) of section 4301.69 of the Revised Code 48
and any violation of section 2913.46 or 2925.03 of the Revised 49
Code. 50

~~(4)~~(d) Any place in which a pattern of continuous or 51
repeated violations of division (B)(1) of section 2927.02 of the 52
Revised Code has occurred. 53

(2) "Nuisance" does not include service calls to law 54
enforcement relating to rape, attempted rape, domestic violence, 55
dating violence, abuse, or a sexually oriented offense. 56

Sec. 3767.05. (A) The civil action provided for in section 57
3767.03 of the Revised Code shall be set down for trial at the 58
earliest possible time and shall have precedence over all other 59
cases except those involving crimes, election contests, or 60
injunctions regardless of the position of the proceedings on the 61
calendar of the court. In the civil action, evidence of the 62
general reputation of the place where the nuisance is alleged to 63
exist or an admission or finding of guilt of any person under 64
the criminal laws against prostitution, lewdness, assignation, 65
or other prohibited conduct at the place is admissible for the 66
purpose of proving the existence of the nuisance and is prima- 67
facie evidence of the nuisance and of knowledge of and of 68
acquiescence and participation in the nuisance on the part of 69
the person charged with maintaining it. 70

(B) If the complaint for the permanent injunction is filed 71
by a person who is a citizen of the county, it shall not be 72
dismissed unless the complainant and the complainant's attorney 73
submit a sworn statement setting forth the reasons why the civil 74
action should be dismissed and the dismissal is approved by the 75
prosecuting attorney in writing or in open court. If the person 76
who files the complaint for the permanent injunction is a 77

citizen of the county, if that person refuses or otherwise fails 78
to prosecute the complaint to judgment, and if the civil action 79
is not dismissed pursuant to this division, then, with the 80
approval of the court, the attorney general, the prosecuting 81
attorney of the county in which the nuisance exists, or the 82
village solicitor, city director of law, or other similar chief 83
legal officer of the municipal corporation in which the nuisance 84
exists, may be substituted for the complainant and prosecute the 85
civil action to judgment. 86

(C) If the civil action is commenced by a person who is a 87
citizen of the county where the nuisance is alleged to exist and 88
the court finds that there were no reasonable grounds or cause 89
for the civil action, the costs may be taxed to that person. 90

(D) If the existence of the nuisance is established upon 91
the trial of the civil action, a judgment shall be entered that 92
perpetually enjoins the defendant and any other person from 93
further maintaining the nuisance at the place complained of and 94
the defendant from maintaining the nuisance elsewhere. 95

(E) If the court finds that a nuisance described in 96
division ~~(C) (3)~~ (C) (1) (c) of section 3767.01 of the Revised Code 97
exists, the court shall order the nuisance to be abated, and, in 98
entering judgment for nuisance, the court shall do all of the 99
following: 100

(1) Specify that judgment is entered pursuant to division 101
(E) of this section; 102

(2) Order that no beer or intoxicating liquor may be 103
manufactured, sold, bartered, possessed, kept, or stored in the 104
room, house, building, structure, place, boat, or vehicle or any 105
part thereof. The court need not find that the property was 106

being unlawfully used at the time of the hearing on the matter 107
if the court finds there existed a nuisance as described in 108
division ~~(C) (3)~~ (C) (1) (c) of section 3767.01 of the Revised 109
Code. 110

(3) Order that the room, house, building, boat, vehicle, 111
structure, or place not be occupied or used for one year after 112
the judgment is rendered. The court may permit the premises to 113
be occupied by a person other than the defendant or a business 114
affiliate of the defendant in the nuisance action, or an agent 115
of, or entity owned in whole or part by, the defendant, if the 116
person, lessee, tenant, or occupant of the location posts a bond 117
with sufficient surety, to be approved by the court issuing the 118
order, in the sum of not less than one thousand nor more than 119
five thousand dollars, payable to the state of Ohio, on the 120
condition that no beer or intoxicating liquor thereafter shall 121
be manufactured, sold, bartered, possessed, kept, stored, 122
transported, or otherwise disposed of on the premises, and the 123
person agrees to pay all fines, costs, and damages that may be 124
assessed for a violation. A reasonable sum shall be allowed an 125
officer by the issuing court for the cost of closing and keeping 126
closed the premises that is the subject of the nuisance action. 127

(4) Send notice of the judgment entered to the division of 128
liquor control, the liquor control commission, and the liquor 129
enforcement division of the department of public safety. 130

(F) A defendant found to have maintained a nuisance as 131
described in division ~~(C) (3)~~ (C) (1) (c) of section 3767.01 of the 132
Revised Code also is subject to liability and penalties under 133
sections 4301.74 and 4399.09 of the Revised Code. The abatement 134
of a nuisance under section 4399.09 of the Revised Code is in 135
addition to and does not prevent the abatement of a nuisance 136

under division (D) or (E) of this section. 137

(G) If a court enters judgment pursuant to division (D) or 138
(E) of this section finding that a nuisance exists at a liquor 139
permit premises or as a result of the operation of a liquor 140
permit premises, except in the case of a nuisance found as a 141
result of a violation of a local zoning ordinance or resolution, 142
the certified copy of the judgment required under division (A) 143
of section 4301.331 of the Revised Code shall be filed with the 144
board of elections in the county in which the nuisance exists, 145
not later than four p.m. of the ninetieth day before the day of 146
the next general or primary election. However, no election shall 147
be conducted on sales at the liquor permit premises under 148
section 4301.352 of the Revised Code until all appeals on the 149
judgment are resolved. The court of appeals shall render a 150
decision on any appeal of the judgment within six months after 151
the date of the filing of the appeal of the judgment with the 152
clerk of the court of appeals, and the supreme court shall 153
render a decision on any appeal of the judgment within six 154
months after the date of the filing of the appeal of the 155
judgment with the clerk of the supreme court. 156

Sec. 4301.74. Any person subject to an injunction, 157
temporary or permanent, granted pursuant to division (D) or (E) 158
of section 3767.05 of the Revised Code involving a condition 159
described in division ~~(C)(3)~~(C)(1)(c) of section 3767.01 of the 160
Revised Code shall obey such injunction. If such person violates 161
such injunction, the court or in vacation a judge thereof, may 162
summarily try and punish the violator. The proceedings for 163
punishment for contempt shall be commenced by filing with the 164
clerk of the court from which such injunction issued information 165
under oath setting out the alleged facts constituting the 166
violation, whereupon the court shall forthwith cause a warrant 167

to issue under which the defendant shall be arrested. The trial 168
may be had upon affidavits, or either party may demand the 169
production and oral examination of the witnesses. 170

Sec. 5321.02. (A) Subject to section 5321.03 of the 171
Revised Code, a landlord may not retaliate against a tenant by 172
increasing the tenant's rent, decreasing services that are due 173
to the tenant, or bringing or threatening to bring an action for 174
possession of the tenant's premises because: 175

(1) The tenant has complained to an appropriate 176
governmental agency of a violation of a building, housing, 177
health, or safety code that is applicable to the premises, and 178
the violation materially affects health and safety; 179

(2) The tenant has complained to the landlord of any 180
violation of section 5321.04 of the Revised Code; 181

(3) The tenant joined with other tenants for the purpose 182
of negotiating or dealing collectively with the landlord on any 183
of the terms and conditions of a rental agreement; 184

(4) Pursuant to section 5321.172 of the Revised Code, the 185
tenant provided a notice of termination, indicated that the 186
tenant might provide a notice of termination, or requested a 187
replacement lock or locks. 188

(B) If a landlord acts in violation of division (A) of 189
this section the tenant may: 190

(1) Use the retaliatory action of the landlord as a 191
defense to an action by the landlord to recover possession of 192
the premises; 193

(2) Recover possession of the premises; or 194

(3) Terminate the rental agreement. 195

In addition, the tenant may recover from the landlord any actual damages together with reasonable attorneys' fees.

(C) Nothing in division (A) of this section shall prohibit a landlord from increasing the rent to reflect the cost of improvements installed by the landlord in or about the premises or to reflect an increase in other costs of operation of the premises.

Sec. 5321.172. (A) As used in this section:

(1) "Co-tenant" means an individual, other than a named individual, who is a party to a rental agreement with a tenant seeking protection under this section.

(2) "Domestic violence" has the same meaning as in section 3113.31 of the Revised Code.

(3) "Law enforcement officer" has the same meaning as in section 2901.01 of the Revised Code.

(4) "Named individual" means an individual identified in a qualifying protection order as restrained from contact with the tenant.

(5) "Qualified advocate" means any person who has completed at least forty hours of training in victim advocacy, safety planning, crisis response, confidentiality and privilege requirements in state law, and federal funding obligations for victims of domestic violence, human trafficking, menacing by stalking, or sexual violence from training providers approved by the federally recognized state sexual violence or domestic violence coalitions.

(6) "Qualified third party" means either of the following, acting in the third party's official capacity:

<u>(a) A law enforcement officer;</u>	224
<u>(b) A qualified advocate.</u>	225
<u>(7) "Qualifying protection order" means either of the</u>	226
<u>following:</u>	227
<u>(a) A protection order issued under the laws of this</u>	228
<u>state, including any of the following:</u>	229
<u>(i) A protection order issued after a full hearing under</u>	230
<u>section 3113.31 of the Revised Code;</u>	231
<u>(ii) A consent agreement approved under section 3113.31 of</u>	232
<u>the Revised Code;</u>	233
<u>(iii) A temporary protection order issued under section</u>	234
<u>2919.26 of the Revised Code.</u>	235
<u>(b) A protection order or consent agreement substantially</u>	236
<u>similar to an order or agreement described in division (A) (7) (a)</u>	237
<u>of this section that was issued or approved under a</u>	238
<u>substantially similar law of another state or a substantially</u>	239
<u>similar ordinance or resolution of a political subdivision of</u>	240
<u>this state or another state.</u>	241
<u>(8) "Rape" means a violation of section 2907.02 of the</u>	242
<u>Revised Code or a substantially similar violation under the laws</u>	243
<u>of another state.</u>	244
<u>(9) "Sexually oriented offense" has the same meaning as in</u>	245
<u>section 2950.01 of the Revised Code.</u>	246
<u>(10) "Written record of the report" is a written document</u>	247
<u>produced by a qualified third party that includes all of the</u>	248
<u>following:</u>	249
<u>(a) The tenant's name;</u>	250

<u>(b) The qualified third party's name;</u>	251
<u>(c) A declaration that the qualified third party meets the definition of a qualified third party under this section;</u>	252
<u>(d) A statement that the tenant has made a credible report of any of the following to the qualified third party:</u>	253
<u>(i) A rape;</u>	254
<u>(ii) An attempted rape;</u>	255
<u>(iii) Domestic violence;</u>	256
<u>(iv) Dating violence;</u>	257
<u>(v) Abuse;</u>	258
<u>(vi) A sexually oriented offense.</u>	259
<u>(e) The qualified third party's signature and date of the signature.</u>	260
<u>(B) A tenant who is an alleged victim of rape, attempted rape, domestic violence, dating violence, abuse, or a sexually oriented offense may terminate the tenant's rental agreement or request the installation of replacement locks on the premises covered by the rental agreement, or both, if either of the following applies:</u>	261
<u>(1) A qualifying protection order is issued or approved for the protection of the tenant.</u>	262
<u>(2) The tenant has reported the alleged domestic violence, rape, attempted rape, dating violence, abuse, or sexually oriented offense to a qualified third party, and the qualified third party has provided the tenant a written record of the report.</u>	263
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<u>(C) (1) (a) When terminating a rental agreement pursuant to</u>	277
<u>division (B) of this section, the tenant shall provide the</u>	278
<u>landlord both of the following:</u>	279
<u>(i) A written notice that the rental agreement will</u>	280
<u>terminate and the date the tenant will vacate the property,</u>	281
<u>which shall be not later than thirty days after delivery of the</u>	282
<u>notice;</u>	283
<u>(ii) A certified copy of the qualifying protection order</u>	284
<u>or, within thirty days after being signed by a qualified third</u>	285
<u>party, a written record of a report described in division (B) (2)</u>	286
<u>of this section.</u>	287
<u>(b) A landlord shall terminate a tenant's rental agreement</u>	288
<u>on the date the tenant vacates the property if the tenant</u>	289
<u>provides the items required under division (C) (1) (a) of this</u>	290
<u>section to the landlord.</u>	291
<u>(2) Prior to requesting the installation of replacement</u>	292
<u>locks pursuant to division (B) of this section, the tenant shall</u>	293
<u>provide the landlord both of the following:</u>	294
<u>(a) A certified copy of the qualifying protection order or</u>	295
<u>a copy of the written record described in division (B) (2) of</u>	296
<u>this section;</u>	297
<u>(b) A copy of the current key.</u>	298
<u>(3) Subject to division (C) (2) of this section, the tenant</u>	299
<u>may request the installation of replacement locks, which locks</u>	300
<u>and their installation shall be at the tenant's expense, to the</u>	301
<u>premises covered by the rental agreement.</u>	302
<u>(4) A landlord shall not charge more than two hundred</u>	303
<u>fifty dollars for the installation of a replacement lock or</u>	304

locks. A replacement lock or locks shall be installed within 305
twenty-four hours of the landlord receiving the request to 306
install a replacement lock or locks pursuant to division (C) (3) 307
of this section. 308

(5) Regardless of any provision in the rental agreement, 309
the landlord may refuse to provide a key to the replacement lock 310
to a named individual, even if the named individual is a party 311
to the rental agreement. 312

(6) A named individual who has been excluded from a 313
residential rental property under this section shall remain 314
liable for rent under the rental agreement. 315

(7) Information provided to a landlord under divisions (C) 316
(1) (a) and (2) of this section shall be provided by certified 317
mail, electronic mail, or other method that proves the date and 318
time sent. 319

(D) A landlord shall not disclose any of the following: 320

(1) A forwarding address, contact information, or any 321
other information that could be used to identify or locate the 322
tenant to the named individual, an individual the landlord 323
believes to be a relative of the named individual, or a person 324
acting on behalf of the named individual, unless the relative or 325
person acting on behalf of the named individual is the named 326
individual's attorney; 327

(2) That a tenant terminated a rental agreement or 328
requested an installation of replacement locks under this 329
section, or is an alleged victim of rape, attempted rape, 330
domestic violence, dating violence, abuse, or a sexually 331
oriented offense to any other person, including another landlord 332
or a credit reporting agency, unless otherwise required by state 333

or federal law. 334

(E) The tenant shall be responsible for rent and any other amounts due under the rental agreement for the period following delivery of the notice allowed by division (C)(1)(a) of this section until the tenant vacates the property. 335
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(F) All of the following apply to a landlord whose tenant terminates a rental agreement pursuant to this section: 339
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(1) The landlord shall give the tenant up to thirty days to vacate the property. 341
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(2) The landlord shall not pursue an action under Chapter 1923. of the Revised Code against the tenant for early termination. 343
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(3) The landlord shall not charge the tenant any fees that might otherwise be authorized by the early termination of the rental agreement. 346
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(4) The landlord shall not change the locks or otherwise prevent the tenant from retrieving the tenant's possessions. 349
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(5) The landlord shall return the security deposit to the tenant upon vacating the property, pursuant to section 5321.16 of the Revised Code, unless the landlord is entitled to keep a portion or all of the deposit in accordance with that section. 351
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(G)(1) Subject to division (G)(2) of this section, if a tenant terminates a rental agreement pursuant to this section, the rental agreement continues in effect with regard to any co-tenant under the rental agreement. The co-tenant shall not be responsible for any action or inaction by any other party to the rental agreement. The co-tenant remains liable for any and all early termination penalties outlined in the lease agreement. 355
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(2) A co-tenant under the rental agreement may do any of 362
the following: 363

(a) Terminate the rental agreement at the same time as the 364
protected tenant; 365

(b) Procure a prospective tenant within thirty days after 366
the notice provided to the landlord under division (C) (1) (a) of 367
this section; 368

(c) Assume the entire lease. 369

(3) A landlord has reasonable discretion to refuse a 370
prospective tenant procured pursuant to division (G) (2) (b) of 371
this section. Prospective tenants may be subject to the same 372
standard screening and approval processes that are used on all 373
prospective tenants. 374

(H) A landlord shall not refuse to enter into a rental 375
agreement with an otherwise qualified applicant for tenancy 376
based on the applicant's choice to disclose or not to disclose 377
that the applicant is a victim of rape, attempted rape, domestic 378
violence, dating violence, abuse, or a sexually oriented 379
offense, or based on the landlord's suspicion that the applicant 380
may be a future victim of rape, attempted rape, domestic 381
violence, dating violence, abuse, or a sexually oriented 382
offense. 383

(I) Except as provided in division (G) (1) of this section, 384
the termination of a rental agreement pursuant to this section 385
shall be considered the same as if the rental agreement 386
terminated naturally. 387

Sec. 5747.35. A nonrefundable credit is allowed against a 388
taxpayer's aggregate tax liability under section 5747.02 of the 389
Revised Code for a landlord whose tenant has terminated the 390

tenant's rental agreement pursuant to section 5321.172 of the 391
Revised Code. The amount of the credit shall equal the lesser of 392
two thousand dollars or one month's rent for each rental 393
agreement that is terminated pursuant to that section during the 394
taxable year. If the landlord is a pass-through entity, each 395
taxpayer that holds a direct or indirect equity interest in that 396
pass-through entity may claim the taxpayer's distributive or 397
proportionate share of the credit. 398

The credit shall be claimed in the order required under 399
section 5747.98 of the Revised Code. If the credit exceeds the 400
taxpayer's aggregate tax due under section 5747.02 of the 401
Revised Code for that taxable year after allowing for credits 402
that precede the credit allowed under this section in that 403
order, such excess shall be allowed as a credit in each of the 404
ensuing two taxable years, but the amount of any excess credit 405
allowed in any such taxable year shall be deducted from the 406
balance carried forward to the ensuing taxable year. 407

Sec. 5747.98. (A) To provide a uniform procedure for 408
calculating a taxpayer's aggregate tax liability under section 409
5747.02 of the Revised Code, a taxpayer shall claim any credits 410
to which the taxpayer is entitled in the following order: 411

Either the retirement income credit under division (B) of 412
section 5747.055 of the Revised Code or the lump sum retirement 413
income credits under divisions (C), (D), and (E) of that 414
section; 415

Either the senior citizen credit under division (F) of 416
section 5747.055 of the Revised Code or the lump sum 417
distribution credit under division (G) of that section; 418

The dependent care credit under section 5747.054 of the 419

Revised Code;	420
The credit for displaced workers who pay for job training	421
under section 5747.27 of the Revised Code;	422
The twenty-dollar personal exemption credit under section	423
5747.022 of the Revised Code;	424
The joint filing credit under division (E) of section	425
5747.05 of the Revised Code;	426
The earned income credit under section 5747.71 of the	427
Revised Code;	428
<u>The credit for a landlord whose qualifying tenant</u>	429
<u>terminates a rental agreement under section 5747.35 of the</u>	430
<u>Revised Code;</u>	431
The nonrefundable credit for education expenses under	432
section 5747.72 of the Revised Code;	433
The nonrefundable credit for donations to scholarship	434
granting organizations under section 5747.73 of the Revised	435
Code;	436
The nonrefundable credit for tuition paid to a	437
nonchartered nonpublic school under section 5747.75 of the	438
Revised Code;	439
The nonrefundable vocational job credit under section	440
5747.057 of the Revised Code;	441
The nonrefundable job retention credit under division (B)	442
of section 5747.058 of the Revised Code;	443
The enterprise zone credit under section 5709.66 of the	444
Revised Code;	445
The credit for beginning farmers who participate in a	446

financial management program under division (B) of section 5747.77 of the Revised Code;	447 448
The credit for commercial vehicle operator training expenses under section 5747.82 of the Revised Code;	449 450
The nonrefundable welcome home Ohio (WHO) program credit under section 122.633 of the Revised Code;	451 452
The nonrefundable credit for transformational mixed use development tax credit certificate holders under section 5747.87 of the Revised Code;	453 454 455
The credit for selling or renting agricultural assets to beginning farmers under division (A) of section 5747.77 of the Revised Code;	456 457 458
The credit for purchases of qualifying grape production property under section 5747.28 of the Revised Code;	459 460
The small business investment credit under section 5747.81 of the Revised Code;	461 462
The nonrefundable lead abatement credit under section 5747.26 of the Revised Code;	463 464
The opportunity zone investment credit under section 5747.86 of the Revised Code;	465 466
The enterprise zone credits under section 5709.65 of the Revised Code;	467 468
The research and development credit under section 5747.331 of the Revised Code;	469 470
The credit for rehabilitating a historic building under section 5747.76 of the Revised Code;	471 472
The nonrefundable Ohio low-income housing tax credit under	473

section 5747.83 of the Revised Code;	474
The nonrefundable affordable single-family home credit	475
under section 5747.84 of the Revised Code;	476
The nonresident credit under division (A) of section	477
5747.05 of the Revised Code;	478
The credit for a resident's out-of-state income under	479
division (B) of section 5747.05 of the Revised Code;	480
The refundable motion picture and Broadway theatrical	481
production credit under section 5747.66 of the Revised Code;	482
The refundable jobs creation credit or job retention	483
credit under division (A) of section 5747.058 of the Revised	484
Code;	485
The refundable credit for taxes paid by a qualifying	486
entity granted under section 5747.059 of the Revised Code;	487
The refundable credits for taxes paid by a qualifying	488
pass-through entity granted under division (I) of section	489
5747.08 of the Revised Code;	490
The refundable credit under section 5747.80 of the Revised	491
Code for losses on loans made to the Ohio venture capital	492
program under sections 150.01 to 150.10 of the Revised Code;	493
The refundable credit for rehabilitating a historic	494
building under section 5747.76 of the Revised Code;	495
The refundable credit under section 5747.39 of the Revised	496
Code for taxes levied under section 5747.38 of the Revised Code	497
paid by an electing pass-through entity.	498
(B) For any credit, except the refundable credits	499
enumerated in this section and the credit granted under division	500

(H) of section 5747.08 of the Revised Code, the amount of the 501
credit for a taxable year shall not exceed the taxpayer's 502
aggregate amount of tax due under section 5747.02 of the Revised 503
Code, after allowing for any other credit that precedes it in 504
the order required under this section. Any excess amount of a 505
particular credit may be carried forward if authorized under the 506
section creating that credit. Nothing in this chapter shall be 507
construed to allow a taxpayer to claim, directly or indirectly, 508
a credit more than once for a taxable year. 509

Section 2. That existing sections 3767.01, 3767.05, 510
4301.74, 5321.02, and 5747.98 of the Revised Code are hereby 511
repealed. 512

Section 3. This act shall be known as the Ohio Safe Homes 513
Act. 514

Section 4. The enactment by this act of section 5747.35 of 515
the Revised Code applies to taxable years ending on or after the 516
effective date of this section. 517