

As Introduced

136th General Assembly

Regular Session

2025-2026

H. B. No. 985

Representative Mathews, T.

To amend sections 303.12, 504.14, 519.12, and 1
731.29 of the Revised Code to modify local 2
referenda and initiative signature requirements. 3

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

Section 1. That sections 303.12, 504.14, 519.12, and 4
731.29 of the Revised Code be amended to read as follows: 5

Sec. 303.12. (A) (1) Amendments to the zoning resolution 6
may be initiated by motion of the county rural zoning 7
commission, by the passage of a resolution by the board of 8
county commissioners, or by the filing of an application by one 9
or more of the owners or lessees of property within the area 10
proposed to be changed or affected by the proposed amendment 11
with the county rural zoning commission. The board of county 12
commissioners may require that the owner or lessee of property 13
filing an application to amend the zoning resolution pay a fee 14
to defray the cost of advertising, mailing, filing with the 15
county recorder, and other expenses. If the board of county 16
commissioners requires such a fee, it shall be required 17
generally, for each application. The board of county 18
commissioners, upon the passage of such a resolution, shall 19
certify it to the county rural zoning commission. 20

(2) Upon the adoption of a motion by the county rural zoning commission, the certification of a resolution by the board of county commissioners to the commission, or the filing of an application by property owners or lessees as described in division (A)(1) of this section with the commission, the commission shall set a date for a public hearing, which date shall not be less than twenty nor more than forty days from the date of adoption of such a motion, the date of the certification of such a resolution, or the date of the filing of such an application. Notice of the hearing shall be given by the commission by one publication at least ten days before the date of the hearing, using at least one of the following methods:

(a) In the print or digital edition of one or more newspapers of general circulation in each township affected by the proposed amendment;

(b) On the official public notice web site established under section 125.182 of the Revised Code;

(c) On the web site and social media account of the county.

(B) If the proposed amendment intends to rezone or redistrict ten or fewer parcels of land, as listed on the county auditor's current tax list, written notice of the hearing shall be mailed by the county rural zoning commission, by first class mail, at least ten days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned or redistricted to the addresses of those owners appearing on the county auditor's current tax list. The failure of delivery of that notice shall not invalidate any such amendment.

(C) If the proposed amendment intends to rezone or 50
redistrict ten or fewer parcels of land as listed on the county 51
auditor's current tax list, the published and mailed notices 52
shall set forth the time, date, and place of the public hearing 53
and include all of the following: 54

(1) The name of the county rural zoning commission that 55
will be conducting the hearing; 56

(2) A statement indicating that the motion, resolution, or 57
application is an amendment to the zoning resolution; 58

(3) A list of the addresses of all properties to be 59
rezoned or redistricted by the proposed amendment and of the 60
names of owners of these properties, as they appear on the 61
county auditor's current tax list; 62

(4) The present zoning classification of property named in 63
the proposed amendment and the proposed zoning classification of 64
that property; 65

(5) The time and place where the motion, resolution, or 66
application proposing to amend the zoning resolution will be 67
available for examination for a period of at least ten days 68
prior to the hearing; 69

(6) The name of the person responsible for giving notice 70
of the public hearing by publication, by mail, or by both 71
publication and mail; 72

(7) A statement that, after the conclusion of the hearing, 73
the matter will be submitted to the board of county 74
commissioners for its action; 75

(8) Any other information requested by the commission. 76

(D) If the proposed amendment alters the text of the 77

zoning resolution, or rezones or redistricts more than ten 78
parcels of land as listed on the county auditor's current tax 79
list, the published notice shall set forth the time, date, and 80
place of the public hearing and include all of the following: 81

(1) The name of the county rural zoning commission that 82
will be conducting the hearing on the proposed amendment; 83

(2) A statement indicating that the motion, application, 84
or resolution is an amendment to the zoning resolution; 85

(3) The time and place where the text and maps of the 86
proposed amendment will be available for examination for a 87
period of at least ten days prior to the hearing; 88

(4) The name of the person responsible for giving notice 89
of the hearing by publication; 90

(5) A statement that, after the conclusion of the hearing, 91
the matter will be submitted to the board of county 92
commissioners for its action; 93

(6) Any other information requested by the commission. 94

Hearings shall be held in the county court house or in a 95
public place designated by the commission. 96

(E) Within five days after the adoption of the motion 97
described in division (A) of this section, the certification of 98
the resolution described in division (A) of this section, or the 99
filing of the application described in division (A) of this 100
section, the county rural zoning commission shall transmit a 101
copy of it together with text and map pertaining to it to the 102
county or regional planning commission, if there is such a 103
commission. 104

The county or regional planning commission shall recommend 105

the approval or denial of the proposed amendment or the approval 106
of some modification of it and shall submit its recommendation 107
to the county rural zoning commission. The recommendation shall 108
be considered at the public hearing held by the county rural 109
zoning commission on the proposed amendment. 110

The county rural zoning commission, within thirty days 111
after the hearing, shall recommend the approval or denial of the 112
proposed amendment, or the approval of some modification of it, 113
and shall submit that recommendation together with the motion, 114
application, or resolution involved, the text and map pertaining 115
to the proposed amendment, and the recommendation of the county 116
or regional planning commission on it to the board of county 117
commissioners. 118

The board of county commissioners, upon receipt of that 119
recommendation, shall set a time for a public hearing on the 120
proposed amendment, which date shall be not more than thirty 121
days from the date of the receipt of that recommendation. Notice 122
of the hearing shall be given by the board by one publication at 123
least ten days before the date of the hearing, using at least 124
one of the following methods: 125

(1) In the print or digital edition of one or more 126
newspapers of general circulation in the county; 127

(2) On the official public notice web site established 128
under section 125.182 of the Revised Code; 129

(3) On the web site and social media account of the 130
county. 131

(F) If the proposed amendment intends to rezone or 132
redistrict ten or fewer parcels of land as listed on the county 133
auditor's current tax list, the published notice shall set forth 134

the time, date, and place of the public hearing and include all 135
of the following: 136

(1) The name of the board of county commissioners that 137
will be conducting the hearing; 138

(2) A statement indicating that the motion, application, 139
or resolution is an amendment to the zoning resolution; 140

(3) A list of the addresses of all properties to be 141
rezoned or redistricted by the proposed amendment and of the 142
names of owners of those properties, as they appear on the 143
county auditor's current tax list; 144

(4) The present zoning classification of property named in 145
the proposed amendment and the proposed zoning classification of 146
that property; 147

(5) The time and place where the motion, application, or 148
resolution proposing to amend the zoning resolution will be 149
available for examination for a period of at least ten days 150
prior to the hearing; 151

(6) The name of the person responsible for giving notice 152
of the hearing by publication, by mail, or by both publication 153
and mail; 154

(7) Any other information requested by the board. 155

(G) If the proposed amendment alters the text of the 156
zoning resolution, or rezones or redistricts more than ten 157
parcels of land as listed on the county auditor's current tax 158
list, the published notice shall set forth the time, date, and 159
place of the public hearing and include all of the following: 160

(1) The name of the board of county commissioners that 161
will be conducting the hearing on the proposed amendment; 162

(2) A statement indicating that the motion, application, 163
or resolution is an amendment to the zoning resolution; 164

(3) The time and place where the text and maps of the 165
proposed amendment will be available for examination for a 166
period of at least ten days prior to the hearing; 167

(4) The name of the person responsible for giving notice 168
of the hearing by publication; 169

(5) Any other information requested by the board. 170

(H) Within twenty days after its public hearing, the board 171
of county commissioners shall either adopt or deny the 172
recommendation of the county rural zoning commission or adopt 173
some modification of it. If the board denies or modifies the 174
commission's recommendation, a majority vote of the board shall 175
be required. 176

Except as provided in division (I) of this section, the 177
proposed amendment, if adopted by the board, shall become 178
effective in thirty days after the date of its adoption, unless, 179
within thirty days after the adoption, there is presented to the 180
board of county commissioners a petition, signed by a number of 181
qualified voters residing in the unincorporated area of the 182
township or part of that unincorporated area included in the 183
zoning plan equal to not less than eight per cent of the total 184
vote cast for all candidates for governor in that area at the 185
most recent general election at which a governor was elected, 186
requesting the board to submit the amendment to the electors of 187
that area for approval or rejection at a special election to be 188
held on the day of the next primary or general election 189
occurring at least ninety days after the petition is submitted. 190
Each part of this petition shall contain the number and the full 191

and correct title, if any, of the zoning amendment resolution, 192
motion, or application, furnishing the name by which the 193
amendment is known and a brief summary of its contents. In 194
addition to meeting the requirements of this section, each 195
petition shall be governed by the rules specified in section 196
3501.38 of the Revised Code. 197

The form of a petition calling for a zoning referendum and 198
the statement of the circulator shall be substantially as 199
follows: 200

"PETITION FOR ZONING REFERENDUM 201

(if the proposal is identified by a particular name or number, 202
or both, these should be inserted here) _____ 203

A proposal to amend the zoning map of the unincorporated 204
area of _____ Township, _____ County, 205
Ohio, adopted _____ (date) _____ (followed by brief 206
summary of the proposal). 207

To the Board of County Commissioners of _____ 208
County, Ohio: 209

We, the undersigned, being electors residing in the 210
unincorporated area of _____ Township, included within 211
the _____ County Zoning Plan, equal to not less than 212
eight per cent of the total vote cast for all candidates for 213
governor in the area at the preceding general election at which 214
a governor was elected, request the Board of County 215
Commissioners to submit this amendment of the zoning resolution 216
to the electors of _____ Township residing within the 217
unincorporated area of the township included in the 218
_____ County Zoning Resolution, for approval or 219
rejection at a special election to be held on the day of the 220

next primary or general election to be held on 221
_____ (date) _____, pursuant to section 303.12 of the Revised 222
Code. 223

Street Address Date of 224
Signature or R.F.D. Township Precinct County Signing 225

_____ 226

_____ 227

STATEMENT OF CIRCULATOR 228

I, _____ (name of circulator) _____, 229
declare under penalty of election falsification that I am an 230
elector of the state of Ohio and reside at the address appearing 231
below my signature; that I am the circulator of the foregoing 232
part petition containing _____ (number) _____ signatures; that I 233
have witnessed the affixing of every signature; that all signers 234
were to the best of my knowledge and belief qualified to sign; 235
and that every signature is to the best of my knowledge and 236
belief the signature of the person whose signature it purports 237
to be or of an attorney in fact acting pursuant to section 238
3501.382 of the Revised Code. 239

_____ 240

(Signature of circulator) 241

_____ 242

(Address of circulator's 243
permanent residence in this 244
state) 245

_____ 246

(City, village, or township, 247

and zip code) 248

WHOEVER COMMITS ELECTION FALSIFICATION IS GUILTY OF A 249
FELONY OF THE FIFTH DEGREE." 250

No amendment for which such a referendum vote has been 251
requested shall be put into effect unless a majority of the vote 252
cast on the issue is in favor of the amendment. Upon 253
certification by the board of elections that the amendment has 254
been approved by the voters, it shall take immediate effect. 255

Within five working days after an amendment's effective 256
date, the board of county commissioners shall file the text and 257
maps of the amendment in the office of the county recorder and 258
with the regional or county planning commission, if one exists. 259

The failure to file any amendment, or any text and maps, 260
or duplicates of any of these documents, with the office of the 261
county recorder or the county or regional planning commission as 262
required by this section does not invalidate the amendment and 263
is not grounds for an appeal of any decision of the board of 264
zoning appeals. 265

(I) If a proposed amendment establishes or modifies 266
planned-unit development regulations, the following apply in 267
lieu of the contrary provisions of division (H) of this section: 268

(1) The petition shall be signed by a number of registered 269
electors residing in the territory where the planned-unit 270
development regulations apply or will apply equal to not less 271
than ~~thirty-five~~ twenty per cent of the total vote cast for all 272
candidates for governor in that territory at the most recent 273
general election at which a governor was elected. 274

(2) The form of the petition required under division (H) 275
of this section shall specify the ~~thirty-five~~ twenty per cent 276

figure in lieu of the eight per cent figure. 277

(3) The board of elections shall determine the sufficiency 278
and validity of the petition not later than thirty days after 279
the petition is certified to the board of elections by the board 280
of county commissioners. 281

(4) If the board of elections determines there is an 282
insufficient number of valid signatures, the board immediately 283
shall notify the person who presented the petition. The person 284
may submit additional signatures not later than ten days after 285
the notification. 286

Sec. 504.14. In a township that adopts a limited home rule 287
government, resolutions may be proposed by initiative petition 288
by the electors in the unincorporated area of the township and 289
adopted by election by these electors, and resolutions adopted 290
by the board of township trustees may be submitted to these 291
electors for their approval or rejection by referendum, under 292
the same circumstances and in the same manner as provided by 293
sections 731.28 to 731.40 of the Revised Code for municipal 294
corporations, except that both of the following apply: 295

(A) Initiative and referendum petitions shall be filed 296
with the township fiscal officer, who shall perform the duties 297
imposed under those sections upon the city auditor or village 298
clerk. 299

(B) Initiative and referendum petitions shall contain the 300
signatures of not less than ~~thirty-five~~ twenty per cent of the 301
total number of electors in the unincorporated area of the 302
township who voted for the office of governor at the most recent 303
general election for that office in that area of the township. 304

Sec. 519.12. (A) (1) Amendments to the zoning resolution 305

may be initiated by motion of the township zoning commission, by 306
the passage of a resolution by the board of township trustees, 307
or by the filing of an application by one or more of the owners 308
or lessees of property within the area proposed to be changed or 309
affected by the proposed amendment with the township zoning 310
commission. The board of township trustees may require that the 311
owner or lessee of property filing an application to amend the 312
zoning resolution pay a fee to defray the cost of advertising, 313
mailing, filing with the county recorder, and other expenses. If 314
the board of township trustees requires such a fee, it shall be 315
required generally, for each application. The board of township 316
trustees, upon the passage of such a resolution, shall certify 317
it to the township zoning commission. 318

(2) Upon the adoption of a motion by the township zoning 319
commission, the certification of a resolution by the board of 320
township trustees to the commission, or the filing of an 321
application by property owners or lessees as described in 322
division (A)(1) of this section with the commission, the 323
commission shall set a date for a public hearing, which date 324
shall not be less than twenty nor more than forty days from the 325
date of the certification of such a resolution, the date of 326
adoption of such a motion, or the date of the filing of such an 327
application. Notice of the hearing shall be given by the 328
commission by one publication at least ten days before the date 329
of the hearing using at least one of the following methods: 330

(a) In the print or digital edition of one or more 331
newspapers of general circulation in the township; 332

(b) On the official public notice web site established 333
under section 125.182 of the Revised Code; 334

(c) On the web site and social media account of the 335

township. 336

(B) If the proposed amendment intends to rezone or 337
redistrict ten or fewer parcels of land, as listed on the county 338
auditor's current tax list, written notice of the hearing shall 339
be mailed by the township zoning commission, by first class 340
mail, at least ten days before the date of the public hearing to 341
all owners of property within and contiguous to and directly 342
across the street from the area proposed to be rezoned or 343
redistricted to the addresses of those owners appearing on the 344
county auditor's current tax list. The failure of delivery of 345
that notice shall not invalidate any such amendment. 346

(C) If the proposed amendment intends to rezone or 347
redistrict ten or fewer parcels of land as listed on the county 348
auditor's current tax list, the published and mailed notices 349
shall set forth the time, date, and place of the public hearing 350
and include all of the following: 351

(1) The name of the township zoning commission that will 352
be conducting the hearing; 353

(2) A statement indicating that the motion, resolution, or 354
application is an amendment to the zoning resolution; 355

(3) A list of the addresses of all properties to be 356
rezoned or redistricted by the proposed amendment and of the 357
names of owners of those properties, as they appear on the 358
county auditor's current tax list; 359

(4) The present zoning classification of property named in 360
the proposed amendment and the proposed zoning classification of 361
that property; 362

(5) The time and place where the motion, resolution, or 363
application proposing to amend the zoning resolution will be 364

available for examination for a period of at least ten days 365
prior to the hearing; 366

(6) The name of the person responsible for giving notice 367
of the hearing by publication, by mail, or by both publication 368
and mail; 369

(7) A statement that, after the conclusion of the hearing, 370
the matter will be submitted to the board of township trustees 371
for its action; 372

(8) Any other information requested by the commission. 373

(D) If the proposed amendment alters the text of the 374
zoning resolution, or rezones or redistricts more than ten 375
parcels of land as listed on the county auditor's current tax 376
list, the published notice shall set forth the time, date, and 377
place of the public hearing and include all of the following: 378

(1) The name of the township zoning commission that will 379
be conducting the hearing on the proposed amendment; 380

(2) A statement indicating that the motion, application, 381
or resolution is an amendment to the zoning resolution; 382

(3) The time and place where the text and maps of the 383
proposed amendment will be available for examination for a 384
period of at least ten days prior to the hearing; 385

(4) The name of the person responsible for giving notice 386
of the hearing by publication; 387

(5) A statement that, after the conclusion of the hearing, 388
the matter will be submitted to the board of township trustees 389
for its action; 390

(6) Any other information requested by the commission. 391

(E) (1) (a) Except as provided in division (E) (1) (b) of this 392
section, within five days after the adoption of the motion 393
described in division (A) of this section, the certification of 394
the resolution described in division (A) of this section, or the 395
filing of the application described in division (A) of this 396
section, the township zoning commission shall transmit a copy of 397
it together with text and map pertaining to it to the county or 398
regional planning commission, if there is such a commission, for 399
approval, disapproval, or suggestions. 400

The county or regional planning commission shall recommend 401
the approval or denial of the proposed amendment or the approval 402
of some modification of it and shall submit its recommendation 403
to the township zoning commission. The recommendation shall be 404
considered at the public hearing held by the township zoning 405
commission on the proposed amendment. 406

(b) The township zoning commission of a township that has 407
adopted a limited home rule government under Chapter 504. of the 408
Revised Code is not subject to division (E) (1) (a) of this 409
section but may choose to comply with division (E) (1) (a) of this 410
section. 411

(2) The township zoning commission, within thirty days 412
after the hearing, shall recommend the approval or denial of the 413
proposed amendment, or the approval of some modification of it, 414
and submit that recommendation together with the motion, 415
application, or resolution involved, the text and map pertaining 416
to the proposed amendment, and the recommendation of the county 417
or regional planning commission on it to the board of township 418
trustees. 419

(3) The board of township trustees, upon receipt of that 420
recommendation, shall set a time for a public hearing on the 421

proposed amendment, which date shall not be more than thirty 422
days from the date of the receipt of that recommendation. Notice 423
of the hearing shall be given by the board by one publication at 424
least ten days before the date of the hearing using at least one 425
of the following methods: 426

(a) In the print or digital edition of one or more 427
newspapers of general circulation in the township; 428

(b) On the official public notice web site established 429
under section 125.182 of the Revised Code; 430

(c) On the web site and social media account of the 431
township. 432

(F) If the proposed amendment intends to rezone or 433
redistrict ten or fewer parcels of land as listed on the county 434
auditor's current tax list, the published notice shall set forth 435
the time, date, and place of the public hearing and include all 436
of the following: 437

(1) The name of the board of township trustees that will 438
be conducting the hearing; 439

(2) A statement indicating that the motion, application, 440
or resolution is an amendment to the zoning resolution; 441

(3) A list of the addresses of all properties to be 442
rezoned or redistricted by the proposed amendment and of the 443
names of owners of those properties, as they appear on the 444
county auditor's current tax list; 445

(4) The present zoning classification of property named in 446
the proposed amendment and the proposed zoning classification of 447
that property; 448

(5) The time and place where the motion, application, or 449

resolution proposing to amend the zoning resolution will be 450
available for examination for a period of at least ten days 451
prior to the hearing; 452

(6) The name of the person responsible for giving notice 453
of the hearing by publication, by mail, or by both publication 454
and mail; 455

(7) Any other information requested by the board. 456

(G) If the proposed amendment alters the text of the 457
zoning resolution, or rezones or redistricts more than ten 458
parcels of land as listed on the county auditor's current tax 459
list, the published notice shall set forth the time, date, and 460
place of the public hearing and include all of the following: 461

(1) The name of the board of township trustees that will 462
be conducting the hearing on the proposed amendment; 463

(2) A statement indicating that the motion, application, 464
or resolution is an amendment to the zoning resolution; 465

(3) The time and place where the text and maps of the 466
proposed amendment will be available for examination for a 467
period of at least ten days prior to the hearing; 468

(4) The name of the person responsible for giving notice 469
of the hearing by publication; 470

(5) Any other information requested by the board. 471

(H) Within twenty days after its public hearing, the board 472
of township trustees shall either adopt or deny the 473
recommendations of the township zoning commission or adopt some 474
modification of them. If the board denies or modifies the 475
commission's recommendations, a majority vote of the board shall 476
be required. 477

Except as provided in division (J) of this section, the 478
proposed amendment, if adopted by the board, shall become 479
effective in thirty days after the date of its adoption, unless, 480
within thirty days after the adoption, there is presented to the 481
board of township trustees a petition, signed by a number of 482
registered electors residing in the unincorporated area of the 483
township or part of that unincorporated area included in the 484
zoning plan equal to not less than ~~thirty-five~~ twenty per cent 485
of the total vote cast for all candidates for governor in that 486
area at the most recent general election at which a governor was 487
elected, requesting the board of township trustees to submit the 488
amendment to the electors of that area for approval or rejection 489
at a special election to be held on the day of the next primary 490
or general election that occurs at least ninety days after the 491
petition is filed. Each part of this petition shall contain the 492
number and the full and correct title, if any, of the zoning 493
amendment resolution, motion, or application, furnishing the 494
name by which the amendment is known and a brief summary of its 495
contents. In addition to meeting the requirements of this 496
section, each petition shall be governed by the rules specified 497
in section 3501.38 of the Revised Code. 498

The form of a petition calling for a zoning referendum and 499
the statement of the circulator shall be substantially as 500
follows: 501

"PETITION FOR ZONING REFERENDUM 502

(if the proposal is identified by a particular name or 503
number, or both, these should be inserted here) 504

_____ 505

A proposal to amend the zoning map of the unincorporated 506
area of _____ Township, _____ County, Ohio, 507

adopted _____ (date) _____ (followed by brief summary of the
proposal) .

To the Board of Township Trustees of _____
Township, _____ County, Ohio:

We, the undersigned, being electors residing in the
unincorporated area of _____ Township,
included within the _____ Township Zoning Plan, equal to
not less than ~~thirty-five~~ twenty per cent of the total vote cast
for all candidates for governor in the area at the preceding
general election at which a governor was elected, request the
Board of Township Trustees to submit this amendment of the
zoning resolution to the electors of _____
Township residing within the unincorporated area of the township
included in the _____ Township Zoning Resolution,
for approval or rejection at a special election to be held on
the day of the primary or general election to be held on
_____ (date) _____, pursuant to section 519.12 of the Revised
Code.

Street Address	Date of
Signature or R.F.D. Township Precinct County	Signing

STATEMENT OF CIRCULATOR

I, _____ (name of circulator) _____, declare
under penalty of election falsification that I am an elector of
the state of Ohio and reside at the address appearing below my
signature; that I am the circulator of the foregoing part
petition containing _____ (number) _____ signatures; that I
have witnessed the affixing of every signature; that all signers

were to the best of my knowledge and belief qualified to sign; 537
and that every signature is to the best of my knowledge and 538
belief the signature of the person whose signature it purports 539
to be or of an attorney in fact acting pursuant to section 540
3501.382 of the Revised Code. 541

542
(Signature of circulator) 543

544
(Address of circulator's permanent 545
residence in this state) 546

547
(City, village, or township, 548
and zip code) 549

WHOEVER COMMITS ELECTION FALSIFICATION IS GUILTY OF A 550
FELONY OF THE FIFTH DEGREE." 551

The petition shall be filed with the board of township 552
trustees and shall be accompanied by an appropriate map of the 553
area affected by the zoning proposal. Within two weeks after 554
receiving a petition filed under this section, the board of 555
township trustees shall certify the petition to the board of 556
elections. A petition filed under this section shall be 557
certified to the board of elections not less than ninety days 558
prior to the election at which the question is to be voted upon. 559

The board of elections shall determine the sufficiency and 560
validity of each petition certified to it by a board of township 561
trustees under this section. If the board of elections 562
determines that a petition is sufficient and valid, the question 563

shall be voted upon at a special election to be held on the day 564
of the next primary or general election that occurs at least 565
ninety days after the date the petition is filed with the board 566
of township trustees, regardless of whether any election will be 567
held to nominate or elect candidates on that day. 568

No amendment for which such a referendum vote has been 569
requested shall be put into effect unless a majority of the vote 570
cast on the issue is in favor of the amendment. Upon 571
certification by the board of elections that the amendment has 572
been approved by the voters, it shall take immediate effect. 573

(I) Within five working days after an amendment's 574
effective date, the board of township trustees shall file the 575
text and maps of the amendment in the office of the county 576
recorder and with the county or regional planning commission, if 577
one exists. 578

The failure to file any amendment, or any text and maps, 579
or duplicates of any of these documents, with the office of the 580
county recorder or the county or regional planning commission as 581
required by this section does not invalidate the amendment and 582
is not grounds for an appeal of any decision of the board of 583
zoning appeals. 584

(J) (1) Notwithstanding any contrary provision of the 585
Revised Code, a decision of the board of township trustees to 586
adopt a proposed amendment to the zoning text or map to rezone, 587
redistrict, or otherwise make an amendment related to, any 588
property involved in a megaproject as defined in section 122.17 589
of the Revised Code shall take effect immediately upon adoption 590
and is exempt from the referendum procedures in division (H) of 591
this section. 592

(2) If a proposed amendment establishes or modifies 593
planned-unit development regulations, the following apply in 594
lieu of the contrary provisions of division (H) of this section: 595

(a) The board of elections shall determine the sufficiency 596
and validity of the petition not later than thirty days after 597
the petition is certified to the board of elections by the board 598
of township trustees. 599

(b) If the board of elections determines there is an 600
insufficient number of valid signatures, the board immediately 601
shall notify the person who presented the petition. The person 602
may submit additional signatures not later than ten days after 603
the notification. 604

Sec. 731.29. Any ordinance or other measure passed by the 605
legislative authority of a municipal corporation shall be 606
subject to the referendum except as provided by section 731.30 607
of the Revised Code. No ordinance or other measure shall go into 608
effect until thirty days after it is filed with the mayor of a 609
city or passed by the legislative authority in a village, except 610
as provided by such section. 611

Except as provided in section 731.291 of the Revised Code, 612
when a petition, signed by ~~thirty-five~~twenty per cent of the 613
number of electors who voted for governor at the most recent 614
general election for the office of governor in the municipal 615
corporation, is filed with the city auditor or village clerk 616
within thirty days after any ordinance or other measure is filed 617
with the mayor or passed by the legislative authority of a 618
village, or in case the mayor has vetoed the ordinance or any 619
measure and returned it to council, such petition may be filed 620
within thirty days after the council has passed the ordinance or 621
measure over the veto, ordering that such ordinance or measure 622

be submitted to the electors of such municipal corporation for 623
their approval or rejection, such auditor or clerk shall, after 624
ten days, and not later than four p.m. of the ninetieth day 625
before the day of election, transmit a certified copy of the 626
text of the ordinance or measure to the board of elections. The 627
auditor or clerk shall transmit the petition to the board 628
together with the certified copy of the ordinance or measure. 629
The board shall examine all signatures on the petition to 630
determine the number of electors of the municipal corporation 631
who signed the petition. The board shall return the petition to 632
the auditor or clerk within ten days after receiving it, 633
together with a statement attesting to the number of such 634
electors who signed the petition. The board shall submit the 635
ordinance or measure to the electors of the municipal 636
corporation, for their approval or rejection, at the next 637
general election occurring subsequent to ninety days after the 638
auditor or clerk certifies the sufficiency and validity of the 639
petition to the board of elections. 640

No such ordinance or measure shall go into effect until 641
approved by the majority of those voting upon it. Sections 642
731.28 to 731.41 of the Revised Code do not prevent a municipal 643
corporation, after the passage of any ordinance or other 644
measure, from proceeding at once to give any notice or make any 645
publication required by such ordinance or other measure. 646

As used in this section, "certified copy" means a copy 647
containing a written statement attesting that it is a true and 648
exact reproduction of the original ordinance or other measure. 649

Section 2. That existing sections 303.12, 504.14, 519.12, 650
and 731.29 of the Revised Code are hereby repealed. 651

Section 3. The changes to petition signature requirements 652

in sections 303.12, 504.14, 519.12, and 731.29 of the Revised	653
Code as amended by this act apply to petitions filed on or after	654
the effective date of this section.	655