



**OHIO REAL ESTATE INVESTORS ASSOCIATION  
GOVERNMENT AFFAIRS COMMITTEE**

TO SUPPORT GOOD GOVERNMENT THAT IMPACTS THE PROFESSIONAL INVESTMENT  
PROPERTY INDUSTRY AT STATE AND LOCAL LEVELS.

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**Dan Acton  
House Bill 49 Proponent Testimony  
Senate Finance Committee  
June 15, 2017**

Chairman Oelslager, Vice Chair Manning, Ranking Member Skindell and members of the committee, my name is Dan Acton and I am the Government Affairs Director of the Ohio Real Estate Investors Association (OREIA). OREIA represents 12 local chapters across Ohio whose membership consists of the smaller real estate investors and housing providers who typically own single family housing units. My background has been more than 30 years in the property management and ownership industry. I am providing a brief statement of support on a key component of Sub. House Bill 49.

OREIA urges the Senate to reconsider its decision to remove the House-added language that provides that the state, acting through the Ohio Department of Health, has the sole and exclusive authority to compel, prohibit license, or regulate lead abatement activities in Ohio, including the licensing of lead abatement professionals and excepting only those activities for which oversight has been delegated by the Revised Code to boards of health. (R.C. §3742.04).

In my prior testimony OREIA argued that this issue is very important to property investment businesses as lead abatement requirements, inspection standards and licensure fees subject me and my fellow members to local interpretation which can be implemented to hundreds of different standards across the state, sometimes even potentially dozens within the same county! The Senate and House have already established precedent with a similar Ohio Department of Health initiative in the budget creating a common *statewide* lead-safe residential rental unit registry. We argue the statewide lead amendment compliments that effort with a sensible and uniform standard for abatement activities. Again, many investors have properties in multiple jurisdictions and creating a statewide standard for lead abatement is a commonsense approach to the solution of this problem.

In exchange for removing the statewide lead abatement standard language, the Senate has instead added language to create the Ohio Lead Legislative Study Committee, comprised nearly exclusively of the lead advocacy



community throughout the state. OREIA has engaged in dialogue over the last several months with the leading proponent group on this amendment, Ohio Healthy Homes Network, and even acknowledged our desire verbally and in writing to have our Association's President serve on the Study Committee. The substitute bill accepted earlier this week did not include a seat at the table for OREIA. This action is especially egregious as a significant line of questioning of our witnesses in support of the statewide lead standard centered around whether we were involved in the creation of the Toledo ordinance that is the centerpiece of this entire debate. We were and we will be involved in cities around the state as they develop similar, but very different laws, in each town. We believe that this oversight is symptomatic of the debates that occur on this topic in cities like Toledo. Bureaucrats and advocates operate in an echo chamber and fail to truly hear the voices of the people they are regulating.

We believe this is either an honest oversight by the Network or an intentional effort to stifle input; we hope it is the former.

We urge reinstatement of the House language on the topic of statewide lead abatement. Thank you for the opportunity to provide input.