



**Karen Planet, President AIA Ohio
Hearing before the House Commerce and Labor Committee
May 26, 2021, in support of SB 49**

Thank you, Chairman Stein, Vice Chairman Johnson, Ranking Member Lepore-Hagan and members of the House Commerce and Labor Committee. My name is Karen Planet, and I am here today as a registered Architect and President of AIA Ohio.

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AIA Ohio is a chapter of the American Institute of Architects representing over 2,100 members across the state of Ohio.

AIA Ohio is in full support of SB 49 because it would establish a much needed payment assurance program for design professionals including architects, landscape architects, engineers, and surveyors.

Design professionals currently have limited options when a commercial property owner does not pay for plans or specifications. It is inequitable when an owner goes forward with construction without compensating architects for their design work. Unlike construction contractors, the work of design professional does not improve the physical real estate, and therefore a design professional cannot file a mechanics' lien. Ohio is the only state that offers no alternative payment protection for design professionals.

SB 49 will:

- Apply only to commercial property, and not to residential property;
- Apply only to private work, and not to public construction; and
- Will be subordinate to any real estate mortgage previously filed

We know of no opposition to the bill and as the organization representing Ohio's architects, we fully support and recommend passage of this legislation.

Thank you for your time today. I would be happy to address any questions you may have regarding SB 49.

Karen Planet, AIA
AIA Ohio President
Dayton, Ohio