



Senator Andrew O. Brenner – 19th District
Senate Small Business and Economic Opportunity Committee
March 2, 2021
Senate Bill 272 – Sponsor Testimony

Chairman Rulli, Vice Chair Lang, Ranking Member Sykes, and members of the Senate Small Business and Economic Opportunity Committee, thank you for allowing me to present sponsor testimony on Senate Bill 272. This legislation will update the terminology used in the Revised Code surrounding residential rental agreements.

The intention of Senate Bill 272 is to reflect in law changes to the common understanding of phrases. Namely, in the context of residential lease agreements, instances of the word ‘landlord’ that appear in the Code would be replaced with the word ‘lessor,’ while instances of the word ‘tenant’ that appear in the Code would be replaced with the word ‘lessee.’ There are no further changes made in this bill beyond specifying that manufactured home park residents and owners are also designated accordingly in law.

It is worth emphasizing that this legislation will change only the terms that appear in Code. The practical meanings of those words will remain unchanged, and their applications will remain unchanged. Nothing in the bill would prohibit involved parties from using other terms in residential rental agreements, nor would it require the terms lessor and lessee to be used in such contracts.

This bill seeks only to incorporate in law that which is already taking place in the business world. As many of you know, I am a licensed realtor. Our profession has worked steadily to update the terminology we use in day-to-day interactions with consumers to better reflect the phrases used in everyday speech. In fact, ‘lessor-lessee’ has been used much more frequently in lease agreements than ‘landlord-tenant’ has over the last several years. It would serve us well to keep the Revised Code up-to-date with professional practices.

Mr. Chairman, for these reasons I urge favorable consideration of Senate Bill 272, and thank you for this opportunity to give sponsor testimony. I would be happy to answer any questions at this time.