



**Senator Sandra Williams  
21st Ohio Senate District  
Senate Bill 192 Sponsor Testimony  
Senate Ways and Means Committee  
December 14, 2021**

Chairman Blessing, Vice Chair Roegner, and members of the Senate Ways and Means Committee, thank you for the opportunity to offer sponsor testimony on Senate Bill 192.

The purpose of this legislation to help protect long-term homeowners and vulnerable citizens from exorbitant property tax increases. Senate Bill 192 will place a cap on annual property tax increases to no more than 10% per year for qualified homesteads and allow localities to offer an additional property tax incentive that would aid in the reduction of property tax increases for long-term homeowners that experience exorbitant increases in their property taxes due to high growth and development in certain neighborhoods.

A Long-term homeowner is defined as an owner occupied resident who has lived in their home for at least ten years. Property owners in Cleveland, Columbus, Cincinnati, Toledo and Dayton, just to name a few, have faced an escalation in property values in some places due to gentrification and neighborhood redevelopment. Many long term homeowners and long term residents are in threat of being forced out of their homes due to looming tax bills. In some neighborhoods, property taxes have increased between 100- 300%. Another study

showed that property taxes within very low income neighborhoods have increased from 10-50% within one year, making it unaffordable for longtime homeowners.

The goal of this legislation is to allow residents to remain in their homes where property taxes are increasing rapidly. This legislation will also allow counties, municipalities, and townships to offer further reductions in property taxes based upon their own determination of eligibility requirements such as age, disability, and financial need. School districts are allowed to opt out so they can maintain funding.

As a state, it is clear that we understand the importance of development and growth; however, we cannot continue to do so at the expense of our residents, who have likely lived in these developing communities for many years. It's unfair to price people out of their homes because circumstances that they cannot control.

As members of the Legislature, we have a responsibility to protect our residents and ensure that economically vulnerable citizens are not further burdened by the inability to pay their property taxes. Senate Bill 192 is that protection and I ask for your favorable consideration. Chairman Blessing and members of the committee this completes my testimony for Senate Bill 192. I will be happy to answer any questions.