



December 8, 2020

Representative Derek Merrin, Chair  
House Ways and Means Committee  
77 South High Street, 13<sup>th</sup> Floor  
Columbus, Ohio 43215

Dear Chairman Merrin,

I am writing on behalf of the Ohio Real Estate Investors Association (OREIA) regarding Senate Bill 212, which seeks to authorize the creation of areas where new homes and home improvements can become property tax exempt.

To date, OREIA has been an opponent of the bill and testified to this fact on November 18, 2020 before the House Ways and Means Committee. OREIA has advocated for the ability of owners of rental housing to be able to participate in the bill's proposed improvement threshold and subsequent property taxation exemption. However, through conversations with Senator Schuring, the sponsor of Senate Bill 212, OREIA has agreed to remove its objection to Senate Bill 212 and work with him on separate legislation that will be specifically tailored to a rental property investment model. While we are disappointed that our member's properties will not be a part of this bill, we are genuinely excited about the prospect of a stand-alone legislative vehicle next session to address these issues.

We appreciate the committee's attention in this matter. Your efforts will help strengthen and improve Ohio communities and neighborhoods. OREIA is eager to continue working with you on future legislative matters that pertain to housing providers and improving the homes of their residents.

Sincerely,

Dan Acton  
Government Affairs Director  
Ohio Real Estate Investors Association