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37th House District
Montgomery County

Committees

Chair Higher Education
Pensions
Finance
Joint Committee on Property Tax
Review and Reform
Health Provider Services

Tom Young
State Representative

Chair Abrams, Vice-Chair Williams, Ranking Member Brown and members of the House Criminal Justice committee thank you for the opportunity to provide sponsor testimony on House Bill 480. I was motivated to introduce House Bill 480 following a TikTok video of someone posting instructions on how to take someone's property. This was a wakeup call and an opportunity for us to do something about it. These are Ohioan's properties; these are investor's properties. We need to make sure we provide expedient pathways for property owners to get their home back. House bill 480 has 24 co-sponsors and does the following:

A property owner can request the sheriff's office to immediately remove a person who unlawfully occupies a residential premises if nine criteria are met. These criteria include:

1. The property owner directed the unauthorized occupant to leave the residential premises,
2. The unauthorized occupant is not a current or former tenant of the residential premises pursuant to a rental agreement authorized by the record owner.,
3. The unauthorized occupant is not a member of the record owner's immediate family, as defined in section 1349.04 of the Revised Code along with several other criteria.

Upon receipt of a complaint the sheriff shall verify that the complainant is the property owner of the real property that is the subject of the complaint, or the authorized agent of the property owner. If verified, the sheriff shall, without delay, service a notice to immediately

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vacate on all unauthorized occupants and shall put the property owner in possession of the real property.

Our legislation also gives a course of action if a property owner is wrongfully removed from their home. They may bring a civil action for wrongful removal. The court may restore possession of real property to a person wrongfully removed and may award actual damages, statutory damages equal to triple the fair market rent of the residential premises, court costs, and reasonable attorney's fees.

Finally, our legislation includes an emergency clause in order to protect property owners here in Ohio. Again, thank you for your time and we would be happy to answer any questions.