

As Introduced

134th General Assembly

Regular Session

2021-2022

H. B. No. 354

Representatives Ghanbari, Jarrells

Cosponsors: Representatives Hillyer, Crossman, Click, Sheehy, Ingram

A BILL

To enact section 5301.05 of the Revised Code to
revise the law regarding the preparation of
deeds.

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BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That section 5301.05 of the Revised Code be
enacted to read as follows:

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Sec. 5301.05. (A) Discriminatory restrictive covenants in
deeds limiting the transfer or lease of real property to
individuals against whom discrimination is prohibited by
division (H) (1) of section 4112.02 of the Revised Code are void.
If an attorney, in preparing a deed, discovers a discriminatory
covenant that is void under this section, the attorney may omit
the discriminatory restrictive covenant from the new deed with
immunity from civil liability.

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(B) Omission of a discriminatory restrictive covenant from
a deed pursuant to division (A) of this section does not affect
the validity of the deed. No county recorder shall refuse to
record a deed pursuant to division (B) of section 317.13 of the
Revised Code due to such omission.

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