

**As Introduced**

**134th General Assembly  
Regular Session  
2021-2022**

**S. B. No. 192**

**Senator Williams**

**Cosponsors: Senators Thomas, Yuko, Maharath, Antonio**

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**A BILL**

To amend sections 323.151, 323.152, and 323.155 and  
to enact section 319.303 of the Revised Code to  
reduce property taxes on owner-occupied homes to  
the extent the taxes increase by more than 10%  
per year.

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

**Section 1.** That sections 323.151, 323.152, and 323.155 be  
amended and section 319.303 of the Revised Code be enacted to  
read as follows:

**Sec. 319.303.** (A) As used in this section:

(1) "Longtime homestead" has the same meaning as in  
section 323.151 of the Revised Code.

(2) "Subdivision" means a county or municipal corporation.

(3) "Governing body" means the board of commissioners of a  
county or the legislative authority of a municipal corporation.

(4) "Resolution" means a resolution or ordinance of a  
subdivision.

(5) "School district" means a city, local, exempted village, joint vocational, or cooperative education school district. 17  
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(6) "Eligible area" of a subdivision means an area in the subdivision, designated by the governing body under this section, where residential housing has long existed, where the market values of housing are appreciating substantially because of renovation or rehabilitation of the existing housing or the construction of new housing, and where the affordability of existing housing for longtime homeowners is adversely affected because of such appreciation. 20  
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(7) "Effective tax rate" has the same meaning as in section 323.08 of the Revised Code. 28  
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(8) "Original value" means the taxable value of a longtime homestead for the tax year preceding the first tax year to which a reduction in or deferral of taxes under this section applied to the homestead. 30  
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(9) "Threshold value" means the original value of a longtime homestead multiplied by the percentage specified in a resolution adopted under division (B) of this section that applies to the eligible area where the homestead is situated. 34  
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(10) "Current net taxes" means all taxes charged against a longtime homestead on the general tax list of real and public utility property that have not appeared on that list for any prior tax year, as computed after the reductions under sections 319.301, 319.302, and 323.152 of the Revised Code. 38  
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If the board of education of a school district in which an eligible area is located has adopted a resolution under division (D) (1) of this section and the resolution has not been 43  
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rescinded, "current net taxes" does not include the amount of 46  
any taxes charged by that school district. 47

(11) "Excess tax" means the amount by which (a) the 48  
current net taxes charged against a longtime homestead for a tax 49  
year exceed (b) the threshold value of the homestead multiplied 50  
by the effective tax rate for the current tax year. 51

If the board of education of a school district in which an 52  
eligible area is located has adopted a resolution under division 53  
(D)(1) of this section and the resolution has not been 54  
rescinded, the effective tax rate does not include any tax 55  
levied by that school district. 56

(B) A governing body, by resolution, may authorize a 57  
reduction in the taxes charged against longtime homesteads in 58  
eligible areas of the subdivision, or may authorize the owners 59  
of longtime homesteads to defer the payment of excess taxes. 60

The resolution shall specify the following: 61

(1) The boundaries of the eligible area or areas; 62

(2) The percentage determining the threshold value of 63  
longtime homesteads, which shall be a percentage in excess of 64  
one hundred per cent; 65

(3) The first tax year for which the reduction or deferral 66  
is to be available in the eligible area; 67

(4) Eligibility requirements, if any, for owners of 68  
longtime homesteads, which may include maximum income or minimum 69  
age qualifications or both. 70

A governing body may adopt a resolution under this 71  
division that authorizes both a reduction in taxes and the 72  
deferral of excess taxes and permits owners of longtime 73

homesteads to elect either the reduction or the deferral, but 74  
not both. A governing body may specify a different percentage 75  
determining threshold value for each eligible area designated in 76  
one or more resolutions. 77

A governing body that has adopted a resolution under this 78  
division may later amend the resolution to change the percentage 79  
determining threshold value or to change, impose, or eliminate 80  
an eligibility requirement. A governing body may not change or 81  
eliminate the requirements for a homestead to qualify as a 82  
longtime homestead. 83

Upon adopting a resolution under this division, the 84  
governing body shall cause a copy of the resolution to be 85  
certified to the county auditor and county treasurer and to the 86  
board of education of each school district having territory in 87  
which an eligible area is located. 88

(C) A reduction in or deferral of taxes authorized by a 89  
resolution adopted under division (B) of this section does not 90  
apply to a longtime homestead if delinquent taxes are charged 91  
against the homestead unless the taxes are the subject of a 92  
valid delinquent tax contract under section 323.31 of the 93  
Revised Code for which the county treasurer has not made 94  
certification to the county auditor that the delinquent tax 95  
contract has become void. 96

(D) (1) A reduction in or deferral of taxes authorized by a 97  
resolution adopted under division (B) of this section does not 98  
apply to taxes charged by a school district if the board of 99  
education of the district adopts a resolution stating that the 100  
reduction or deferral shall not apply to taxes charged by the 101  
district. The board shall certify a copy of the resolution to 102  
the county auditor. A resolution adopted under this division 103

applies to taxes charged for the tax year in which the 104  
resolution is adopted, and to each ensuing tax year, if a copy 105  
of the resolution is certified to the county auditor before the 106  
first day of September of that tax year. If certified on or 107  
after the first day of September of a tax year, the resolution 108  
applies to the ensuing tax years. 109

(2) A board of education that adopted a resolution under 110  
division (D)(1) of this section may rescind the resolution. The 111  
rescission applies to taxes charged for the tax year in which 112  
the rescission is adopted, and to each ensuing tax year, if 113  
adopted before the first day of September of that tax year. If 114  
adopted on or after the first day of September of a tax year, 115  
the rescission applies to the ensuing tax years. 116

(E) To obtain a reduction in or deferral of taxes under 117  
this section, the owner of a longtime homestead shall apply to 118  
the county auditor in the manner prescribed by the auditor. The 119  
tax commissioner may prescribe forms for the application, but if 120  
the commissioner does not prescribe such forms, the county 121  
auditor shall devise the manner in which applications shall be 122  
made. 123

(F) For any longtime homestead that qualifies for a 124  
reduction in or deferral of taxes under this section, the county 125  
auditor shall compute the amount, if any, of excess tax charged 126  
against the homestead and shall subtract that amount from the 127  
current net taxes otherwise to be charged against the homestead 128  
for the tax year and enter the remaining taxes to be charged on 129  
the tax list. 130

(G) For any longtime homestead that qualifies for a 131  
deferral of excess taxes under this section, the county auditor 132  
shall enter the amount of excess tax deferred as a notation on 133

the tax list and add that amount to the amount of excess tax 134  
deferred from all prior tax years for which taxes were deferred 135  
and that have not been paid. The amount of excess tax deferred 136  
under this section does not constitute unpaid or delinquent 137  
taxes for the purposes of Chapter 321., 323., or 5721. of the 138  
Revised Code, and no interest or penalty shall be charged, 139  
unless the deferred taxes are not paid when due as prescribed by 140  
division (H) of this section. 141

(H) (1) Except as provided in division (H) (2) of this 142  
section, taxes deferred under this section become payable on the 143  
day taxes are due under section 323.12 of the Revised Code that 144  
next follows any of the following events: the sale or other 145  
conveyance of the homestead to a person other than the owner's 146  
spouse; the owner no longer occupies the homestead as a 147  
homestead; or the death of the owner unless title is conveyed to 148  
the owner's surviving spouse upon or as the result of the 149  
owner's death. If a surviving spouse's claim to the title is 150  
contingent and the surviving spouse otherwise qualifies for the 151  
deferral, the executor or administrator of the deceased spouse's 152  
estate may apply to the county auditor, in the manner prescribed 153  
by the auditor, to have the deferral continued on behalf of the 154  
surviving spouse until title is vested in the surviving spouse. 155

The deferred taxes shall be collected as current taxes are 156  
collected and shall be distributed as current taxes. If such 157  
taxes are not paid when due, they constitute unpaid taxes for 158  
the purposes of Chapter 323. of the Revised Code. 159

(2) If, under division (H) (1) of this section, deferred 160  
taxes would become payable after the death of the owner, and the 161  
owner is survived by a spouse who continues to occupy the 162  
homestead but who does not qualify for the deferral under the 163

resolution authorizing the deferral, the surviving spouse may 164  
elect to continue deferring the taxes that had been deferred 165  
before the death of the decedent spouse until the surviving 166  
spouse dies or ceases to own and occupy the homestead. 167

**Sec. 323.151.** As used in sections 323.151 to 323.159 of 168  
the Revised Code: 169

(A) (1) "Homestead" means either of the following: 170

(a) A dwelling, including a unit in a multiple-unit 171  
dwelling and a manufactured home or mobile home taxed as real 172  
property pursuant to division (B) of section 4503.06 of the 173  
Revised Code, owned and occupied as a home by an individual 174  
whose domicile is in this state and who has not acquired 175  
ownership from a person, other than the individual's spouse, 176  
related by consanguinity or affinity for the purpose of 177  
qualifying for the real property tax reduction provided in 178  
section 323.152 of the Revised Code. 179

(b) A unit in a housing cooperative that is occupied as a 180  
home, but not owned, by an individual whose domicile is in this 181  
state. 182

(2) The homestead shall include so much of the land 183  
surrounding it, not exceeding one acre, as is reasonably 184  
necessary for the use of the dwelling or unit as a home. An 185  
owner includes a holder of one of the several estates in fee, a 186  
vendee in possession under a purchase agreement or a land 187  
contract, a mortgagor, a life tenant, one or more tenants with a 188  
right of survivorship, tenants in common, and a settlor of a 189  
revocable or irrevocable inter vivos trust holding the title to 190  
a homestead occupied by the settlor as of right under the trust. 191  
The tax commissioner shall adopt rules for the uniform 192

classification and valuation of real property or portions of	193
real property as homesteads.	194
(B) "Sixty-five years of age or older" means a person who	195
has attained age sixty-four prior to the first day of January of	196
the year of application for reduction in real estate taxes.	197
(C) "Total income" means modified adjusted gross income,	198
as that term is defined in section 5747.01 of the Revised Code,	199
of the owner and the owner's spouse for the year preceding the	200
year in which application for a reduction in taxes is made.	201
(D) "Permanently and totally disabled" means that a person	202
other than a disabled veteran has, on the first day of January	203
of the year of application for reduction in real estate taxes,	204
some impairment in body or mind that makes the person unable to	205
work at any substantially remunerative employment that the	206
person is reasonably able to perform and that will, with	207
reasonable probability, continue for an indefinite period of at	208
least twelve months without any present indication of recovery	209
therefrom or has been certified as permanently and totally	210
disabled by a state or federal agency having the function of so	211
classifying persons.	212
(E) "Housing cooperative" means a housing complex of at	213
least two units that is owned and operated by a nonprofit	214
corporation that issues a share of the corporation's stock to an	215
individual, entitling the individual to live in a unit of the	216
complex, and collects a monthly maintenance fee from the	217
individual to maintain, operate, and pay the taxes of the	218
complex.	219
(F) "Disabled veteran" means a person who is a veteran of	220
the armed forces of the United States, including reserve	221



components thereof, or of the national guard, who has been 222  
discharged or released from active duty in the armed forces 223  
under honorable conditions, and who has received a total 224  
disability rating or a total disability rating for compensation 225  
based on individual unemployability for a service-connected 226  
disability or combination of service-connected disabilities as 227  
prescribed in Title 38, Part 4 of the Code of Federal 228  
Regulations, as amended. 229

(G) "Public service officer" means a peace officer, 230  
firefighter, first responder, EMT-basic, EMT-I, or paramedic, or 231  
an individual holding any equivalent position in another state. 232

(H) "Killed in the line of duty" means either of the 233  
following: 234

(1) Death in the line of duty; 235

(2) Death from injury sustained in the line of duty, 236  
including heart attack or other fatal injury or illness caused 237  
while in the line of duty. 238

(I) "Peace officer" has the same meaning as in section 239  
2935.01 of the Revised Code. 240

(J) "Firefighter" means a firefighter, whether paid or 241  
volunteer, of a lawfully constituted fire department. 242

(K) "First responder," "EMT-basic," "EMT-I," and 243  
"paramedic" have the same meanings as in section 4765.01 of the 244  
Revised Code. 245

(L) "Longtime homestead" means a homestead that the owner 246  
or owner's spouse has occupied as a home for ten or more years 247  
on the first day of January of the tax year. 248

**Sec. 323.152.** In addition to the reduction in taxes 249

required under section 319.302 of the Revised Code, taxes shall	250
be reduced as provided in divisions (A) and (B) of this section.	251
(A) (1) (a) Division (A) (1) of this section applies to any	252
of the following persons:	253
(i) A person who is permanently and totally disabled;	254
(ii) A person who is sixty-five years of age or older;	255
(iii) A person who is the surviving spouse of a deceased	256
person who was permanently and totally disabled or sixty-five	257
years of age or older and who applied and qualified for a	258
reduction in taxes under this division in the year of death,	259
provided the surviving spouse is at least fifty-nine but not	260
sixty-five or more years of age on the date the deceased spouse	261
dies.	262
(b) Real property taxes on a homestead owned and occupied,	263
or a homestead in a housing cooperative occupied, by a person to	264
whom division (A) (1) of this section applies shall be reduced	265
for each year for which an application for the reduction has	266
been approved. The reduction shall equal one of the following	267
amounts, as applicable to the person:	268
(i) If the person received a reduction under division (A)	269
(1) of this section for tax year 2006, the greater of the	270
reduction for that tax year or the amount computed under	271
division (A) (1) (c) of this section;	272
(ii) If the person received, for any homestead, a	273
reduction under division (A) (1) of this section for tax year	274
2013 or under division (A) of section 4503.065 of the Revised	275
Code for tax year 2014 or the person is the surviving spouse of	276
such a person and the surviving spouse is at least fifty-nine	277
years of age on the date the deceased spouse dies, the amount	278

computed under division (A) (1) (c) of this section. For purposes 279  
of divisions (A) (1) (b) (ii) and (iii) of this section, a person 280  
receives a reduction under division (A) (1) of this section or 281  
under division (A) of section 4503.065 of the Revised Code for 282  
tax year 2013 or 2014, respectively, if the person files a late 283  
application for that respective tax year that is approved by the 284  
county auditor under section 323.153 or 4503.066 of the Revised 285  
Code. 286

(iii) If the person is not described in division (A) (1) (b) 287  
(i) or (ii) of this section and the person's total income does 288  
not exceed thirty thousand dollars, as adjusted under division 289  
(A) (1) (d) of this section, the amount computed under division 290  
(A) (1) (c) of this section. 291

(c) The amount of the reduction under division (A) (1) (c) 292  
of this section equals the product of the following: 293

(i) Twenty-five thousand dollars of the true value of the 294  
property in money; 295

(ii) The assessment percentage established by the tax 296  
commissioner under division (B) of section 5715.01 of the 297  
Revised Code, not to exceed thirty-five per cent; 298

(iii) The effective tax rate used to calculate the taxes 299  
charged against the property for the current year, where 300  
"effective tax rate" is defined as in section 323.08 of the 301  
Revised Code; 302

(iv) The quantity equal to one minus the sum of the 303  
percentage reductions in taxes received by the property for the 304  
current tax year under section 319.302 of the Revised Code and 305  
division (B) of section 323.152 of the Revised Code. 306

(d) Each calendar year, the tax commissioner shall adjust 307

the total income threshold described in division (A) (1) (b) (iii) 308  
of this section by completing the following calculations in 309  
September of each year: 310

(i) Determine the percentage increase in the gross 311  
domestic product deflator determined by the bureau of economic 312  
analysis of the United States department of commerce from the 313  
first day of January of the preceding calendar year to the last 314  
day of December of the preceding calendar year; 315

(ii) Multiply that percentage increase by the total income 316  
threshold for the current tax year; 317

(iii) Add the resulting product to the total income 318  
threshold for the current tax year; 319

(iv) Round the resulting sum to the nearest multiple of 320  
one hundred dollars. 321

The commissioner shall certify the amount resulting from 322  
the adjustment to each county auditor not later than the first 323  
day of December each year. The certified amount applies to the 324  
following tax year for persons described in division (A) (1) (b) 325  
(iii) of this section. The commissioner shall not make the 326  
adjustment in any calendar year in which the amount resulting 327  
from the adjustment would be less than the total income 328  
threshold for the current tax year. 329

(2) Real property taxes on a homestead owned and occupied, 330  
or a homestead in a housing cooperative occupied, by a disabled 331  
veteran shall be reduced for each year for which an application 332  
for the reduction has been approved. The reduction shall equal 333  
the product obtained by multiplying fifty thousand dollars of 334  
the true value of the property in money by the amounts described 335  
in divisions (A) (1) (c) (ii) to (iv) of this section. The 336

reduction is in lieu of any reduction under section 323.158 of 337  
the Revised Code or division (A)(1) or (3) of this section. The 338  
reduction applies to only one homestead owned and occupied by a 339  
disabled veteran. 340

If a homestead qualifies for a reduction in taxes under 341  
division (A)(2) of this section for the year in which the 342  
disabled veteran dies, and the disabled veteran is survived by a 343  
spouse who occupied the homestead when the disabled veteran died 344  
and who acquires ownership of the homestead or, in the case of a 345  
homestead that is a unit in a housing cooperative, continues to 346  
occupy the homestead, the reduction shall continue through the 347  
year in which the surviving spouse dies or remarries. 348

(3) Real property taxes on a homestead owned and occupied, 349  
or a homestead in a housing cooperative occupied, by the 350  
surviving spouse of a public service officer killed in the line 351  
of duty shall be reduced for each year for which an application 352  
for the reduction has been approved. The reduction shall equal 353  
the product obtained by multiplying fifty thousand dollars of 354  
the true value of the property in money by the amounts described 355  
in divisions (A)(1)(c)(ii) to (iv) of this section. The 356  
reduction is in lieu of any reduction under section 323.158 of 357  
the Revised Code or division (A)(1) or (2) of this section. The 358  
reduction applies to only one homestead owned and occupied by 359  
such a surviving spouse. A homestead qualifies for a reduction 360  
in taxes under division (A)(3) of this section for the tax year 361  
in which the public service officer dies through the tax year in 362  
which the surviving spouse dies or remarries. 363

(B) (1) To provide a partial exemption, real property taxes 364  
on any homestead, and manufactured home taxes on any 365  
manufactured or mobile home on which a manufactured home tax is 366

assessed pursuant to division (D)(2) of section 4503.06 of the Revised Code, shall be reduced for each year for which an application for the reduction has been approved. The amount of the reduction shall equal two and one-half per cent of the amount of taxes to be levied by qualifying levies on the homestead or the manufactured or mobile home after applying section 319.301 of the Revised Code. For the purposes of this division, "qualifying levy" has the same meaning as in section 319.302 of the Revised Code.

(2) (a) For any longtime homestead for which taxes are reduced under division (B)(1) of this section, taxes shall be further reduced by the amount by which the current taxes exceed one hundred ten per cent of the current taxes for the preceding year, except as provided in divisions (B)(2)(b) and (c) of this section.

(b) If an improvement to the longtime homestead was added to the current tax list that did not appear on the preceding year's list, the county auditor shall determine the amount by which the addition of the improvement increased the current taxes for the current year, and the reduction in taxes under division (B)(2) of this section shall equal the amount, if any, by which the current taxes for the current year exceed the sum of (i) the amount by which the addition of the improvement increased the current taxes as determined by the county auditor and (ii) one hundred ten per cent of the current taxes for the preceding year.

If the improvement was made to repair or replace injury or destruction for which a deduction from the valuation of the property was allowed for the preceding year under section 319.38 of the Revised Code, the amount of that deduction shall be

subtracted from the value of the improvement for the purpose of 397  
determining the amount by which the addition of the improvement 398  
increased the current taxes under division (B) (2) (b) (i) of this 399  
section. 400

(c) The reduction in taxes under division (B) (2) of this 401  
section does not apply to a tax year in which ownership of the 402  
homestead or manufactured or mobile home was transferred to 403  
another person who is not related to the preceding owner by 404  
consanguinity or affinity. 405

(d) As used in division (B) (2) of this section, 406  
"improvement" has the same meaning as in section 5701.02 of the 407  
Revised Code, and "current taxes" means the amount of current 408  
taxes charged and payable as computed after the reductions under 409  
division (B) (1) of this section and sections 319.301 and 319.302 410  
of the Revised Code. The computation of "current taxes for the 411  
preceding year" shall take into account any reduction allowed 412  
under division (B) (2) of this section for that year. 413

(C) The reductions granted by this section do not apply to 414  
special assessments or respread of assessments levied against 415  
the homestead, and if there is a transfer of ownership 416  
subsequent to the filing of an application for a reduction in 417  
taxes, such reductions are not forfeited for such year by virtue 418  
of such transfer. 419

(D) The reductions in taxable value referred to in this 420  
section shall be applied solely as a factor for the purpose of 421  
computing the reduction of taxes under this section and shall 422  
not affect the total value of property in any subdivision or 423  
taxing district as listed and assessed for taxation on the tax 424  
lists and duplicates, or any direct or indirect limitations on 425  
indebtedness of a subdivision or taxing district. If after 426

application of sections 5705.31 and 5705.32 of the Revised Code, 427  
including the allocation of all levies within the ten-mill 428  
limitation to debt charges to the extent therein provided, there 429  
would be insufficient funds for payment of debt charges not 430  
provided for by levies in excess of the ten-mill limitation, the 431  
reduction of taxes provided for in sections 323.151 to 323.159 432  
of the Revised Code shall be proportionately adjusted to the 433  
extent necessary to provide such funds from levies within the 434  
ten-mill limitation. 435

(E) No reduction shall be made on the taxes due on the 436  
homestead of any person convicted of violating division (D) or 437  
(E) of section 323.153 of the Revised Code for a period of three 438  
years following the conviction. 439

**Sec. 323.155.** The tax bill prescribed under section 440  
323.131 of the Revised Code shall indicate the net amount of 441  
taxes due following the reductions in taxes under sections 442  
319.301, 319.302, 323.152, and 323.16 and, if applicable, 443  
section 319.303 of the Revised Code. 444

Any reduction in taxes under section 323.152 of the 445  
Revised Code shall be disregarded as income or resources in 446  
determining eligibility for any program or calculating any 447  
payment under Title LI of the Revised Code. 448

**Section 2.** That existing sections 323.151, 323.152, and 449  
323.155 of the Revised Code are hereby repealed. 450

**Section 3.** The amendment by this act of section 323.152 of 451  
the Revised Code applies to tax year 2021 and each tax year 452  
thereafter. 453

**Section 4.** Section 323.151 of the Revised Code is 454  
presented in this act as a composite of the section as amended 455



by both H.B. 17 and H.B. 166 of the 133rd General Assembly. The 456  
General Assembly, applying the principle stated in division (B) 457  
of section 1.52 of the Revised Code that amendments are to be 458  
harmonized if reasonably capable of simultaneous operation, 459  
finds that the composite is the resulting version of the section 460  
in effect prior to the effective date of the section as 461  
presented in this act. 462