

THROUGH ACTION, WE ACHIEVE.

2021 LEGISLATIVE WINS AND ISSUES OF INTEREST



Here are some victories that happened at the Ohio Statehouse...



- Real estate was deemed an **“essential service”** and could continue under state-wide Stay at Home Executive Order.
- Successfully lobbied for changes to **Commercial Broker Lien Law** to benefit commercial brokers in lien disputes. Gov. DeWine signed bill in December and will be effective in March 2021.
- Amended **elevator-related** legislation to prevent **unnecessary, burdensome** requirements on private residences.
- Killed legislation that would increase taxes and conveyance fees on **commercial real estate transfers**.
- Supported legislation to expand **broadband internet access** to underserved Ohio communities. Bill passed House but failed to come for vote in Senate.
- Successfully lobbied to remove unnecessary wording on Ohio’s **Residential Property Disclosure Form** in introduced legislation.
- Assisted in passing legislation to protect REALTORS®, their businesses and clients from **COVID-related lawsuits**.
- Lobbied in support of enacted House Bill 197. Contained several **pro-REALTOR® provisions** related to COVID - including requiring county offices necessary to transfer real property **remain open and functioning** during Stay at Home order.
- Lobbied successfully to **extend real estate licensing deadlines** to allow flexibility to safely renew. If your real estate license expires on or before April 1, 2021, it is valid until July 1, 2021. Disciplinary actions can still be taken against a licensee during this period.
- Successfully opposed legislation that would have implemented a **blanket eviction ban** that would hurt property owners.
- Supported legislation for **emergency rental assistance** that is paid to **housing providers for tenants** experiencing financial hardship from COVID.
- Successfully advocated for **emergency rental assistance** and worked with coalition to urge Governor DeWine to **fund rental assistance**; \$50 million was allocated to rent relief across the state.
- Defeated proposal to repeal the **Home Inspector Licensing program**. Home Inspector Board was then extended to December 31, 2024.
- Worked with Local Health Departments to safely expedite **suspended inspections**.
- Successfully urged some large counties to allow for e-filing of **e-notarized documents**.
- Worked with policymakers to **improve licensing legislation** that would impact our industry and ensure high professionalism standards.

