



Ohio Legislative Service Commission

Bill Analysis

Carla Napolitano

H.B. 293

131st General Assembly
(As Introduced)

Reps. Grossman and Stinziano

BILL SUMMARY

- Creates the Home Accessibility Grant Program.
 - Authorizes grants for homeowners renovating an existing home to improve its accessibility or people to purchase or construct an accessible, new home.
 - Authorizes grants for construction contractors that construct an accessible home or residential structure.
 - Limits each renovation grant to the lesser of \$5,000 or 50% of the cost of renovation.
 - Limits each construction or purchase grant to the lesser of \$5,000 or the cost of construction or the purchase price.
 - Limits the total annual award of grants under the Program to \$600,000 for home renovations and \$400,000 for the purchase or construction of accessible, new homes.
 - Requires the Development Services Agency to prescribe accessibility and universal visitability guidelines for the purpose of the Program.
-

CONTENT AND OPERATION

Home Accessibility Grant Program

The bill creates a Home Accessibility Grant Program to award grants for either of the following:

- Renovating a home to meet accessibility and "universal visitability" guidelines to be adopted by the Development Services Agency;

- Purchasing or constructing a new home designed to meet these guidelines.

Program grants are also available to a contractor that constructs a new residential structure that includes designs that meet the adopted guidelines. An applicant purchases a new residence for purposes of a grant if the transaction involves the first sale of the new residence to the purchaser, and the purchaser intends to reside in the residence.¹

Program guidelines

The bill requires the Director of Development Services to establish guidelines for designs that provide or improve accessibility and universal visitability in residences and residential structures for purposes of the Program. In establishing the guidelines, the Director may consult engineers, contractors, and other individuals having expertise or experience in accessible and visitable design.²

Individual grant amount limitations

The amount of the grant for home renovations is the lesser of \$5,000 or 50% of the cost of the renovations. The amount of the grant for purchasing or constructing a new home or residential structure is the lesser of \$5,000 or the price paid for the home or structure or the cost incurred in constructing it. A grant is not permitted for the purchase, construction, or renovation of residential rental property, and a single residence or residential structure may receive no more than one grant.³

Application and approval

An eligible applicant must apply for the grant to the Development Services Agency. The Director must approve the application if all of the following apply:

(1) The application includes or is accompanied by sufficient documentation of the applicant's eligibility for a grant.

(2) The total amount of grants that may be awarded yearly has not been met (see "**Limitations on annual amounts awarded**," below).

(3) The Agency has not previously approved a grant application relating to the same residence or residential structure.

¹ R.C. 122.631(A).

² R.C. 122.631(E).

³ R.C. 122.631(A), (B), and (D)(3).

(4) The grant application does not relate to either:

- Transactions between the applicant and the applicant's spouse or the applicant's parents, grandparents, great grandparents, or the siblings or spouses of these ancestors, whether related by blood or adoption, and their descendants;
- Transactions between a pass-through entity and a person with a direct or indirect ownership interest in the entity.⁴

Limitations on annual amounts awarded

Each calendar year, the total amount of grants that may be awarded under the Program is \$1 million. Of this amount, \$600,000 may be awarded for renovation grants and \$400,000 may be awarded for the construction or purchase of a new home.⁵

HISTORY

ACTION	DATE
Introduced	07-28-15

H0293-I-131.docx/ejs

⁴ R.C. 122.631(D) and R.C. 5747.011, not in the bill.

⁵ R.C. 122.631(C).

