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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
and Drafting

Legislative Budget
Office

S.B. 289
133rd General Assembly

Fiscal Note & Local Impact Statement

[Click here for S.B. 289's Bill Analysis](#)

Version: As Passed by the Senate

Primary Sponsor: Sen. Blessing

Local Impact Statement Procedure Required: No

Tom Middleton, Senior Budget Analyst

The bill results in no direct fiscal effect to the state or political subdivisions. The bill makes several changes to the law governing the responsibilities and activities regarding two voluntary private residential communities: (1) condominium unit owners associations and (2) planned community home owners associations. The bill also revises the definition of “developer” for the purposes of the New Community Law (Chapter 349 of the Revised Code) to allow one private community (Lakeside Chautauqua) to qualify as a New Community Authority, as governed under Chapter 349 of the Revised Code. See the LSC bill analysis for a comprehensive review of these changes.