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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
and Drafting

Legislative Budget
Office

S.B. 61
134th General Assembly

Fiscal Note & Local Impact Statement

[Click here for S.B. 61's Bill Analysis](#)

Version: As Introduced

Primary Sponsors: Sens. Blessing and Antonio

Local Impact Statement Procedure Required: No

Tom Wert, 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 types of voluntary private residential communities: (1) condominium unit owners associations and (2) planned community home owners associations. The bill also expands the definition of “developer” for the purposes of the New Community Law (Chapter 349 of the Revised Code) to include a lessor that continues to own and control land that it has leased pursuant to leases with 99-year renewal terms to qualify as a New Community Authority, as long as certain specified conditions are met. See the LSC bill analysis for a comprehensive review of these changes.