



Ohio Legislative Service Commission

Synopsis of Senate Committee Amendments*

Wendy H. Gridley

Sub. H.B. 18

131st General Assembly
(S. State & Local Government)

Includes prohibitions against restrictions on the display of the state flag, as well as the others already included.

Includes, for the United States flag and the POW/MIA flag, a requirement for the flags or flag poles to be of an appropriate size, consistent with the size and character of the relevant type of building.

Includes a requirement for tenants to *discuss* specified items with a landlord or park operator before using a flag pole or bracket to display flags and provides that a park operator or landlord is not liable in damages, fines, or costs associated with any issues arising from the placement of the flag pole or bracket by the tenant if the tenant fails to provide reasonable notice. (The House-passed version of the bill required reasonable notice of the planned location and proposed materials of installation and required compliance with items generally similar to those required to be discussed under the current version of the bill.)

Includes, in the bill's manufactured home rental agreement section, a statement that nothing in the prohibitions against flag display restrictions exempts a tenant from a provision in a lease agreement that requires a tenant, at the termination of a lease, to return the premises in the same condition as they were in when the tenant took possession. (The House-passed version of the bill included this statement only in the Landlord-Tenant Law section in the bill; the current bill includes the statement in both of these sections.)

Expands the provision stating that violations of the bill's provisions are against public policy and unenforceable by adding that any provision of a rental agreement that violates the prohibitions on restricting the display of flags is an unconscionable term under the Landlord-Tenant Law and the Manufactured Homes Commission Law.