



Ohio Legislative Service Commission

Sub. Bill Comparative Synopsis

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H.B. 418

131st General Assembly

(H. Financial Institutions, Housing, and Urban Development)

This table summarizes the similarities and differences between H.B. 418 (As Introduced) and the substitute version of the bill (LSC 131 1778-1).

| Topic | Previous Version (As Introduced) | Sub. Version (LSC 131 1778-1) |
|---|---|--|
| No tax certificate sales on senior-owned homesteads | Prohibits county treasurers from selling delinquent real estate tax certificates for "senior-owned homesteads" (i.e., residential property owned and occupied for at least 20 years by a person aged 65 or older at the time of the certificate sale or foreclosure) (<i>R.C. 5721.31</i>). | Same as "As Introduced." |
| No tax foreclosures on certain senior-owned homesteads | No similar provision. | Prohibits tax foreclosures on senior-owned homesteads if the delinquent taxes, assessments, charges, penalties, and interest on the property do not exceed \$5,000. Preserves county authority to institute foreclosure proceedings at a later date if the property ceases to qualify as a senior-owned homestead. (<i>R.C. 323.25(D) and 5721.18(E).</i>) |

| Topic | Previous Version (As Introduced) | Sub. Version (LSC 131 1778-1) |
|--|-------------------------------------|---|
| Dismissal of senior-owned homestead tax foreclosure due to financial hardship | No similar provision. | Requires dismissal of foreclosure proceedings against a senior-owned homestead (presumably with a tax debt greater than \$5,000) if the tax bill on the homestead increased for two or more years during which the delinquency occurred and the property owner's financial circumstances likely contributed to the their inability to pay the taxes due. Specifies that dismissal of the foreclosure proceedings does not extinguish the lien of the state against the senior-owned homestead. <i>(R.C. 323.25 and 5721.18(E).)</i> |

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