



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 the substitute bill adopted by the House Financial Institutions, Housing, and Urban Development Committee on Tuesday, April 26, 2016 (LSC 131 1778-1) and the latest substitute version of the bill (LSC 131 1778-2).

Topic	Previous Version (LSC 131 1778-1)	Sub. Version (LSC 131 1778-2)
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 LSC 131 1778-1.
No tax foreclosures on certain senior-owned homesteads	Prohibits tax foreclosures on senior-owned homesteads if the delinquent taxes, assessments, charges, penalties, and interest on the property do not exceed \$5,000.	Instead prohibits tax foreclosures on senior-owned homesteads if the delinquent taxes relate to five or fewer tax years during the current owner's ownership of the property (<i>R.C. 323.25(D) and 5721.18(E)</i>).
	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> .)	Same as LSC 131 1778-1.

Topic	Previous Version (LSC 131 1778-1)	Sub. Version (LSC 131 1778-2)
Dismissal of senior-owned homestead tax foreclosure due to financial hardship	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 while the delinquency accrued and if the property owner's financial circumstances likely contributed to 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>	No similar provision.

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