

Ohio Statehouse

- Led the push for the **Ohio Homebuyer Plus Program**, allowing tax-deductible contributions, with above-market interest rates, facilitated by the Treasurer of State's Office and aimed at simplifying the path to homeownership for Ohioans.
- **To combat the housing shortage** by investing in new development we successfully advocated for: The State Affordable Housing Tax Credit Program, Single-Family Housing Tax Credit Program, and Welcome Home Ohio Program which in total will allocate over \$200 million annually for affordable housing projects in Ohio.
- **Helped pass an exemption** for businesses with gross receipts under \$3 million for calendar year 2024 and \$6 million in calendar year 2025 from filing and paying the Commercial Activity Tax (CAT).
- **Protecting Housing Development Projects from Higher Taxes** – Lobbied to change Ohio's tax law to protect developers from higher taxes when they subdivide property for residential housing development.
- **Removing Barriers for Housing Projects**– Successfully advocated to increase the threshold of signatures required to repeal township zoning plans.
- **Defending the Ohio Housing Finance Agency (OHFA)** – Joined with other advocates to successfully defeat efforts to eliminate OHFA and transfer its authority to a different state agency.
- **Improving the Homestead Exemption** – Supported language in the state operating budget to provide senior citizens and disabled Ohioans property tax relief by adjusting the homestead exemption for inflation each year.
- **Collaborated with stakeholders to block a state budget amendment** that excluded rental units from development incentives like opportunity zones, community revitalization areas, and tax increment financing programs.
- **Advocating for Consumer Protections** – A coalition of stakeholders worked to protect Ohioans against long-term right-to-list home sale agreements, which locked homeowners into exclusive listing agreements in exchange for cash offerings.
- **Successfully removed a budget provision** declaring household sewage treatment systems a public health nuisance if discharging into a dry well. This prevented homeowners from incurring significant costs for mandatory system replacements.
- **Opposed Cuts to Real Estate Licensing Requirements** – Opposed efforts by lawmakers in HB 238 to significantly reduce the hours of pre-licensing education for applicants for real estate salesperson and broker licenses.
- **Protected Property Owners from Increases in Property Taxes** – Ohio REALTORS® helped lead advocacy efforts to address concerns of growing property taxes resulting from skyrocketing property valuations and supported the creation of the Property Tax Review Study Committee.
- **Modernize County Recorder Records** – Backed legislation that would modernize electronic records and conveyances maintained by county recorders. This legislation would ensure that documents related to the transfer of real property are accessible electronically in every county.
- **Addressing the Housing Crisis** – Ohio REALTORS® testified before a newly created Senate Select Committee on Housing and provided suggestions on ways to address the housing shortage facing the state.



- **Improvements to the State's Licensing System** - Advocated for legislation that would modernize the state's licensing system and improve communication between state agencies and Ohio citizens.
- **Defended Ohioans Against Home Equity Theft**- Backed legislation that will protect a property owner's equity by closing a loophole in Ohio's tax foreclosure laws.
- **Supported Appraisers in Foreclosure Sales**- Opposed efforts to remove independent appraisals from being used in property foreclosure sales.
- Ohio REALTORS and industry allies **effectively pushed for the passage** of a resolution urging the federal government to rescind proposed loan level pricing adjustments, preventing increased fees on homebuyers.
- **Backed an HB 187 amendment closing a loophole aimed at curbing property valuation challenges**, safeguarding both commercial and residential property owners. The loophole permitted local governments to bypass the intended protection of property owners from valuation complaints.
- **Allowing Election Day Poll Workers to Earn Continuing Education Hours** - Backed action by the Ohio Real Estate Commission to allow licensees who serves as an Election Day poll worker to earn three credit hours.
- **Protecting Consumers Against Wholesaling**- Worked with lawmakers on introducing legislation aimed at cracking down on unregulated wholesaling practices within the real estate industry.
- **Requiring Written Representation Agreements**- Developing legislation to ensure transparency throughout the home-buying process by requiring written representation agreements.



Local Government

- Successfully built coalitions in Piqua, Lima, and Springfield to **help mitigate local legislation concerning rental registrations**.
- **Infill Housing** - Ohio REALTORS® worked with the Greater Ohio Policy Center (GOPC) to produce a step-by-step action list of how to encourage more housing by focusing on infill lots.
- **Local associations endorsed six candidates for mayor or city council**, all of whom secured victory. Support was also extended to three issue-based ballot initiatives, resulting in two successful campaigns. Ohio REALTORS® boasts an 81 percent success rate when engaging in issue or candidate-based activities using the issues mobilization or political advocacy fund.