



## 2023 Ohio Legislative End of Year Report

The CAI Ohio Legislative Action Committee (LAC) actively advocated on behalf of the [approximately 1,629,000 Ohioans living in 672,000 homes in more than 8,620 community associations across the Buckeye State](#) during 2023. The LAC actively tracked 7 bills out of 325 bills introduced in the House in 2023 and 185 bills introduced in the Senate in 2023. Below is a brief overview of highlights of legislation from the first half of the 2023-2024 Ohio General Assembly:

**HB 100 Enact the Chief Steven DiSario Act.** The CAI Ohio LAC **successfully** advocated for an amendment to a thin blue line bill that added language specifying what is considered a thin blue line flag to ensure that all community associations are on the same page regarding what kind of flag specifically would be protected by new state statutes.

This bill adds the thin blue line flag to the list of flags that are permitted for display in all condominium associations, neighborhood associations, and manufactured home parks under certain circumstances regarding size and placement. Currently, the United States flag, the Ohio state flag, the National League of POW/MIA Families flag, and the Military Service Star flags are protected by state law.

**Status: Successfully PASSED HOUSE, in Senate.**

**HB 207 Designate regulatory responsibilities for special use pools.** This bill clarifies that pools of water used in connection with a special feature, such as dunk tanks and water slides, are classified in Ohio as a special use pool, and subject to the same board of health regulations and licensing requirements as swimming pools and spas. It also requires that, within 90 days of the bill taking effect, the licensee of a public swimming pool, spa, or special use pool must ensure that carbon monoxide detectors with local alarming functions are labeled and installed in the appropriate adjacent equipment rooms.

**Status: IN COMMITTEE.**

**SB 77 Regulate the practices of roofing contractors.** This bill clarifies the definition of a roofing contractor to specifically state that it is only a private contractor who offers roofing

services for a fee. The bill also establishes new requirements for contracts for roofing services greater than \$750, stipulating:

- The contract must be in writing;
- The contract must include the agreement and a description of any other documents to be included in the contract;
- The contract must include the contractor's full legal name, business name, business address, email, and telephone number;
- The contract must include proof of the contractor's insurance;
- The contract must contain an itemized description of the work to be done and the cost of labor/materials;
- The contract must contain the total amount to be paid for the work to be performed, including all change orders and work orders;
- The contract must contain an approximation of the cost to be paid by the consumer;
- The contract must contain a provision allowing payment by cash, check, or credit card at the consumer's discretion;
- The contract must have the signatures of all parties involved.

The bill also states that contracts must have new paperwork which the consumer can file with the contractor canceling the contract. A contract may be canceled no later than 3 business days after the consumer has entered into the contract, or no later than 3 business days after an insurer has denied all or part of an insurance claim. Contractors will have up to 10 business days to return any payments made.

Finally, the bill also codifies ethical practices for roofing contractors, including agreements to not induce the sale of goods or services through actions such as seeking power of attorney, requiring deposits of more than half price, and offering discounts not stipulated in the contract.

**Status: IN COMMITTEE.**

**HB 263 Authorize a property tax freeze for certain owner-occupied homes.** This bill sets a reduction of real property taxes for homeowners who are at least 70 years old, have owned and/or occupied their home for at least 10 years, have a total income not exceeding \$70,000, and have a home valued at under \$1 million. The formula for tax reduction will be the amount by which the taxes for the current year exceed the taxes for the previous year.

**Status: IN COMMITTEE.**

For more information on community association legislation in Ohio, visit <https://www.caionline.org/Advocacy/LegalArena/Laws/Pages/OH.aspx>.



## Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who advocate – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from Ohio community associations, business partners, and individuals. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to CAI’s Ohio Legislative Action Committee to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

### CAI Ohio Contact Information

- Visit <https://www.caionline.org/Advocacy/LAC/OH/Pages/default.aspx>
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