

KEEPING OUR MEMBERS INFORMED

December 8, 2009

Eminent Domain by any other Name.....

OREIA Government Affairs Director Michelle Wells and Committee member David Wagner share our concerns with Governor Strickland about Ohio's real estate investment market and the attack our membership is under with some of the Ohio housing related bills pending in the Ohio House and Ohio Senate.

The Ohio House and Senate introduced bi-partisan companion bills H.B. 313 & S.B. 188 on County Landbank Use - To authorize a county with a population greater than 100,000, or a population between 78,000 and 81,000, to organize a county land reutilization corporation, to authorize a county treasurer of a county with such a corporation to utilize the alternative redemption period in actions to foreclose abandoned lands, and to immunize a county land reutilization corporation from liability for breach of a common law duty in connection with a parcel of land. OREIA Government Affairs Director testified to the Ohio House Local Government/Public Administration Committee for an hour educating the committee on the concept of a County Land Reutilization Corporation (CLRC) and the previous bill S.B. 353 that passed last session allowing Cuyahoga County to form a CLRC as a 'pilot' program and the many powers granted to the corporation. Michelle also presented eight concerns with HB 313, which would expand the new laws from SB 353 to many other counties in Ohio. Due to many meetings and negotiations with Rep. Ujvagi and Madam Chair Chandler, during the committee hearing, Michelle is please to announce that six of our eight concerns were met. Michelle will continue to work in the House and with Senator Wagoner and Senator Gibbs to achieve our last two concerns. **This is a great stride for OREIA and our membership, as we are the only opponent on both bills and have been left with the responsibility to protect our rights in the private real estate industry and also protect our rights as private property owners.** These negotiations will not only benefit our members, but preserve the rights of all Ohioan homeowners as well.



Michelle Wells, Governor Strickland and Mark Wagner

The Ohio Budget shortfall and working towards a balanced budget. The Ohio House Bill 318 seeks to cover the \$851 million shortfall caused by a court-ordered delay in Gov. Ted Strickland's slots-at-racetracks proposal. A proposed Senate Republican plan has been prepared and is being considered by the full Senate Finance Committee. The Republican plan retains two-thirds of the governor's proposal to delay a planned 4.2% personal income tax cut while including several other provisions designed to provide savings, and others that have no fiscal effect or even propose to spend money. Among other things, the plan includes several items that were discussed in the Finance & Financial Institutions Committee only to be questioned by officials from the Strickland administration as either unfeasible or unreliable in terms of providing stable revenue during the current biennium. Those include oil and gas drilling in Salt Fork Park, SB 22 criminal sentencing reforms, and casino licensing fees. The new bill also proposes to implement task force recommendations for construction contracting law changes – a major policy shift that has yet to be considered as separate legislation. The new bill proposal would also call for several fund transfers, including \$30 million from the Housing Trust Fund. At this point it appears there are no direct impacts to the real estate investment industry in this negotiations, however, we are monitoring the progress closely and will report any changes that may affect OREIA members.

**The OREIA Fall Conference was a huge Success.
The Legislative Staff was able to Inform many Attendees.**

