



OHIO LEGISLATIVE SERVICE COMMISSION

Sub. Bill Comparative Synopsis

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S.B. 235

131st General Assembly
(H. Finance)

This table summarizes how the latest substitute version of the bill differs from the immediately preceding version. It addresses only the topics on which the two versions differ substantively. It does not list topics on which the two bills are substantively the same.

Topic	Previous Version (As Passed by the Senate)	Sub. Version (L_131_2914-1)
Exemption approval	<p>Applies the bill's exemption automatically upon the parcel's owner filing an affidavit with the county auditor. No approval from a municipal corporation, township, or county is required.</p> <p>(R.C. 5709.45(B).)</p>	<p>For a parcel located in an incorporated area, requires the parcel's owner to apply to and obtain approval from the municipal corporation before the parcel may receive the exemption.</p> <p>For a parcel located in an unincorporated area, requires the owner to apply to and obtain approval from the township or county before the parcel may receive the exemption.</p> <p>(R.C. 5709.52(B).)</p>

Topic	Previous Version (As Passed by the Senate)	Sub. Version (L_131_2914-1)
Taxable value of exempted property	Automatically "resets" the taxable value of a parcel subject to the bill's exemption to its current fair market value every 10 years (R.C. 5709.45(A)(6) and (9)).	Fixes an exempted parcel's taxable value at its fair market value in the year before the exemption first applies (R.C. 5709.52(A)(6)).
Term of exemption	Does not limit the number of tax years a property may be subject to exemption, but terminates the exemption upon the occurrence of one of several events (R.C. 5709.45(B)(2)).	Sets the default term of the exemption to six years. As with the Senate-passed version, the exemption may terminate earlier upon the occurrence of one of several events. (R.C. 5709.52(B)(1).)
Property tax certification	No similar provision.	As a condition of a parcel receiving an exemption, requires the parcel's owner to submit a statement from the county treasurer certifying that the parcel is not subject to any unpaid property tax or assessments (R.C. 5709.52(B)(1)(b)).
Agricultural operations	Disqualifies a parcel from receiving the exemption if commercial or industrial operations are conducted on the parcel before an occupancy permit is issued (R.C. 5709.45(A)(1) and (2) and (B)(5)).	Same, but also specifically disqualifies a parcel if agricultural operations are conducted on the parcel (R.C. 5709.52(A)(1) and (2) and (B)(5)).

Topic	Previous Version (As Passed by the Senate)	Sub. Version (L_131_2914-1)
Recoupment charge	No similar provision.	Assesses a recoupment charge equal to the last 3 years of an exempted parcel's tax savings if either: (1) The parcel is sold and the seller made no improvements to the parcel before sale. (2) Commercial, agricultural, or industrial operations are conducted on the parcel before receipt of an occupancy permit. (R.C. 5709.52(F).)
Zoning requirements	Requires a parcel to be zoned to allow commercial or industrial development as a condition of receiving the exemption (R.C. 5709.45(B)).	Allows an unzoned parcel to qualify for the exemption by requiring only that a parcel not be zoned to prohibit commercial or industrial development as a condition of receiving the exemption (R.C. 5709.52(B)).
Application date	Applies beginning for tax year 2016 (Section 2).	Authorizes local governments to approve exemptions beginning for tax year 2017 (Section 2).