

As Introduced

**134th General Assembly
Regular Session
2021-2022**

S. B. No. 354

Senator Blessing

A BILL

To amend section 2329.27 of the Revised Code 1
regarding who is eligible to bid in a 2
foreclosure sale and to create the Ohio Housing 3
Study Committee. 4

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:

Section 1. That section 2329.27 of the Revised Code be 5
amended to read as follows: 6

Sec. 2329.27. (A) When the public notice required by 7
division (A) (2) of section 2329.26 of the Revised Code is made 8
in a newspaper published weekly, it is sufficient to insert it 9
for three consecutive weeks. If both a daily and weekly edition 10
of the paper are published and the circulation of the daily in 11
the county exceeds that of the weekly in the county, or if the 12
lands and tenements taken in execution are situated in a city, 13
both a daily and weekly edition of the paper are published, and 14
the circulation of the daily in that city exceeds the 15
circulation of the weekly in that city, it is sufficient to 16
publish the public notice in the daily once a week for three 17
consecutive weeks before the day of sale, each insertion to be 18
on the same day of the week. The expense of that publication in 19

a daily shall not exceed the cost of publishing it in a weekly. 20

(B) (1) Subject to divisions (B) (2) and (3) of this 21
section, all sales of lands and tenements taken in execution 22
that are made without compliance with the written notice 23
requirements of division (A) (1) (a) of section 2329.26 of the 24
Revised Code, the public notice requirements of division (A) (2) 25
of that section, the purchaser information requirements of 26
section 2329.271 of the Revised Code, and division (A) of this 27
section shall be set aside, on motion by any interested party, 28
by the court to which the execution is returnable. 29

(2) Proof of service endorsed upon a copy of the written 30
notice required by division (A) (1) (a) of section 2329.26 of the 31
Revised Code shall be conclusive evidence of the service of the 32
written notice in compliance with the requirements of that 33
division, unless a party files a motion to set aside the sale of 34
the lands and tenements pursuant to division (B) (1) of this 35
section and establishes by a preponderance of the evidence that 36
the proof of service is fraudulent. 37

(3) If the court to which the execution is returnable 38
enters its order confirming the sale of the lands and tenements, 39
the order shall have both of the following effects: 40

(a) The order shall be deemed to constitute a judicial 41
finding as follows: 42

(i) That the sale of the lands and tenements complied with 43
the written notice requirements of division (A) (1) (a) of section 44
2329.26 of the Revised Code and the public notice requirements 45
of division (A) (2) of that section and division (A) of this 46
section, or that compliance of that nature did not occur but the 47
failure to give a written notice to a party entitled to notice 48

under division (A) (1) (a) of section 2329.26 of the Revised Code 49
has not prejudiced that party; 50

(ii) That all parties entitled to notice under division 51
(A) (1) (a) of section 2329.26 of the Revised Code received 52
adequate notice of the date, time, and place of the sale of the 53
lands and tenements; 54

(iii) That the purchaser has submitted the contact 55
information required by section 2329.271 of the Revised Code. 56

(b) The order bars the filing of any further motions to 57
set aside the sale of the lands and tenements. 58

(C) A person that owns, in whole or in part, any 59
residential property containing one to four single-family units 60
is ineligible to submit a bid for any other residential property 61
containing one to four single-family units sold in accordance 62
with this chapter if either of the following applies: 63

(1) The person owes any outstanding fines to the state, a 64
county, a municipal corporation, or a township for building code 65
violations. 66

(2) Any residential property owned in whole or in part by 67
the person has any known building code violations that have not 68
been remedied. 69

Section 2. That existing section 2329.27 of the Revised 70
Code is hereby repealed. 71

Section 3. (A) There is hereby created the Ohio Housing 72
Study Committee. 73

(B) The purpose of the Committee is to study all of the 74
following in relation to housing: 75

(1) Institutional investing;	76
(2) Rent control;	77
(3) Market-rate housing affordability.	78
(C) The Committee shall consist of the following members:	79
(1) Three members of the House of Representatives, appointed jointly by the Speaker of the House of Representatives and the Minority Leader of the House of Representatives, two of whom are members of the majority party and one of whom is a member of the minority party;	80 81 82 83 84
(2) Three members of the Senate, appointed jointly by the President of the Senate and the Minority Leader of the Senate, two of whom are members of the majority party and one of whom is a member of the minority party;	85 86 87 88
(3) Two members appointed by the Ohio Municipal League;	89
(4) Two members appointed by the Ohio Housing Council;	90
(5) Two members appointed by the County Auditors' Association of Ohio;	91 92
(6) Two members appointed by Ohio Realtors;	93
(7) Two members representing the business community appointed by the Governor.	94 95
(D) The Committee shall be co-chaired by one majority member of the House of Representatives, appointed by the Speaker of the House of Representatives, and one majority member of the Senate, appointed by the President of the Senate.	96 97 98 99
(E) The Committee may issue a report of its findings.	100
(F) The Division of Real Estate and Professional Licensing	101

within the Department of Commerce shall provide administrative	102
support to the Committee, including in the compilation of a	103
report, should the Committee choose to produce one.	104
(G) Members shall be appointed not later than January 1,	105
2024.	106
(H) The Committee ceases to exist on October 31, 2024.	107