



2021-2022 Ohio End of Legislative Session Report

Community Associations Institute's (CAI) Ohio Legislative Action Committee (OH LAC) had a busy legislative session advocating on behalf of the approximately 1,629,000 Ohioans living in 672,000 homes in more than 8,620 community associations. There were more than 1,700 bills introduced, and the OH LAC closely monitored 13 bills that would have directly affected community associations. Below is a brief overview:

HB 712 Prohibit restrictions on display of the thin blue line flag. This bill attempts to add the thin blue line flag to the list of flags that community associations are prohibited from regulating. OH LAC opposed this bill, which prohibits community associations from restricting the display of certain flags entirely. CAI supports the ability of community associations to self-govern and regulate the usage of flags including elements like time, location, materials, size, number, and placement thereof. CAI national recently released [public policy](#) relating to non-commercial and political flags.
Status: Referred to Committee State and Local Government. Failed upon adjournment.

SB 61, Regards condos, planned communities, and the New Community Law. This was the largest endeavor taken by the OH LAC this legislative session. This bill addresses solar panel regulations and provides clarifications to improve a number of operational issues in current statute that have challenged condominium and homeowner associations, homeowners, and residents. OH LAC worked with bill sponsors Sen. Bill Blessing and Sen. Nickie Antonio to strengthen a number of consumer protection provisions by permitting associations who have authorized its use to send and receive official notices via electronic communications, prohibiting a majority of the board to be represented by owners of the same unit or lot; recognizing an association's ability to preserve and protect its owners' property values by engaging in civil discourse regarding zoning and similar issues; balancing owners' right to inspect association records with the duty to protect privacy rights of individual owners; **and** clarifying the requirements for associations to budget and fund reserves to better reduce, if not eliminate, the need to levy special assessments against owners.

In addition, following the 2022 CAI Law Seminar, the OH LAC successfully added a provision to allow for a simplified amendment process to address discriminatory restrictive covenants. CAI National has been a champion of Fair Housing and the removal of discriminatory restrictive covenants. [CAI's public policy](#) for removing discriminatory restrictive covenants was published in 2020 and the LAC's amendments are in line with the policy and model legislative language.

Status: SUCCESSFULLY PASSED

YOUR SUPPORT IS CRITICAL! The Ohio LAC's efforts on SB 61 would not have been possible without financial support of CAI members. If you are one of the more than 1.7 million Ohioans who benefited from the OH LAC's advocacy, please consider donating to their continued efforts to keep community associations the preferred way to live in Ohio. Visit www.caionline.org/lacdonate and donate to "Ohio" to donate today.

HB 563, Limit local regulation of short-term rental property. This bill attempts to limit the local regulation of short-term rental property. The bill only affects local government regulations on short-term rental property but does not prevent community associations from creating rules and self-governing any short-term rentals. CAI supports the ability of community associations to self-regulate short-term rentals based on the individual needs of the community.

Status: Reported to State and Local Government Committee. Failed upon adjournment.

For more information on the OH LAC's activities and community association legislation in Ohio, visit www.caionline.org/OHLAC.

Your Assistance is Needed

The CAI Ohio LAC relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who make up the Ohio Legislative Action Committee – 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. The OH LAC 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/ and donate to “Ohio” 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!

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