



## TO: MEMBERS OF THE OHIO SENATE

- On behalf of the 22,000 members of the Ohio chapter of the National Federation of Independent Business (NFIB), you are respectfully urged to **VOTE YES on the Report of Conference Committee on House Bill 126 (Merrin).**
- House Bill 126 creates a real property valuation challenge process that provides property owners with certainty while allowing for non-property owners to challenge valuations in certain circumstances. House Bill 126 permits the practice of property valuation challenges to those properties that are 10 percent and \$500,000 (indexed to inflation in subsequent years) more than the county auditor's valuation.
- Additionally, the bill requires a political subdivision to first pass a resolution authorizing the complaint. This process also requires notification to the property owner at least seven days before the resolution is voted upon. This allows property owners the opportunity to connect with their local officials prior to being slapped with a complaint.
- House Bill 126 also prohibits private pay agreements, which can lead to disparate treatment of property owners. The process provides transparency in the process.
- Finally, the bill prohibits a political subdivision appeal of a Board of Revision decision unless that subdivision owns the property.
- House Bill 126 protects property owners from unwarranted property valuation challenges that result in increased costs to combat, provides notice of challenge earlier in the process, and transparency in the contested valuation process. It is important to note this bill does not eliminate property valuation challenges, it creates a fair balance for only those properties that significantly deviate from the county auditor's assessments, providing certainty for property owners.
- NFIB may consider the vote on House Bill 126 a **Key Small Business Vote** of the 134<sup>th</sup> General Assembly.

**On behalf of Ohio's small-business community, NFIB respectfully urges you to VOTE YES on the Report of Conference Committee on House Bill 126.**