



# Ohio Legislative Service Commission

## Bill Analysis

Allison M. Mease

### H.B. 469

129th General Assembly  
(As Introduced)

**Reps.** Dovilla, Boose, J. Adams, Stebelton, Gonzales, Milkovich

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## BILL SUMMARY

- Prohibits a park operator from prohibiting an owner of a unit in a manufactured home park from displaying a "for sale" sign on that owner's lot.
- Prohibits a park operator from prohibiting an owner or a tenant from displaying a political sign on that owner's or tenant's lot.

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## CONTENT AND OPERATION

### Background

The operation of a manufactured home park in Ohio is regulated by Chapter 3733. of the Revised Code, which creates certain rights and obligations of operators and residents/owners. Furthermore, under current law, park operators are prohibited from certain specified actions such as denying an owner the right to sell the owner's manufactured home within the park.

### Prohibitions

The bill prohibits park operators from doing either of the following:

(1) Prohibiting the indoor or outdoor display of a "for sale" sign by an owner on that owner's lot, including a sign that indicates the owner is offering the property for sale by owner;

(2) Prohibiting the indoor or outdoor display of a political sign by a tenant or owner on that tenant's or owner's lot, if the tenant or owner displaying the sign complies with all applicable sections of the Revised Code and all applicable municipal and county ordinances and resolutions regulating the display of such a sign.

The bill defines "political sign" as a sign that advertises, promotes, endorses, or opposes an issue that has been certified to appear on the ballot, or a candidate whose name has been certified to appear on the ballot, at the next general, special, or primary election.<sup>1</sup>

### **Civil action**

Under provision of continuing law, if the park operator violates either of the new prohibitions, the tenant or owner may recover actual damages resulting from the violation, and if the tenant or owner obtains a judgment, reasonable attorney's fees, or terminate the rental agreement.<sup>2</sup>

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## **HISTORY**

<b>ACTION</b>	<b>DATE</b>
Introduced	03-01-12

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<sup>1</sup> R.C. 3733.11(H)(6).

<sup>2</sup> R.C. 3733.11(I).

