



Ohio Legislative Service Commission

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Fiscal Note & Local Impact Statement

Bill: [H.B. 422 of the 130th G.A.](#)

Date: December 1, 2014

Status: As Introduced

Sponsor: Reps. Foley and Blair

Local Impact Statement Procedure Required: No

Contents: To create requirements regarding the measurement and billing of tenant and manufactured home park resident public utility service

State Fiscal Highlights

- No direct fiscal effect on the state.

Local Fiscal Highlights

- Potential minimal increase in costs to counties or municipalities for administering court proceedings. Any such costs may be partially recovered through court filing fees.

Detailed Fiscal Analysis

The bill specifies that a landlord or a manufactured home park (MHP) operator who is a party to a rental agreement may require a tenant or resident, under the rental agreement, to do one of the following regarding payment for the electric, gas, water, sewage disposal, heating, or cooling service supplied to the residential premises covered by the rental agreement: (1) pay the public utility as a customer of the public utility, (2) pay the landlord or park operator, or an entity other than a public utility, or (3) pay the landlord or park operator a fixed amount that is included in the rental cost. The bill also specifies four requirements for a landlord, an MHP operator, or another entity that is not a public utility if it requires a tenant or MHP resident to pay for public utility services to them instead of a direct payment to a public utility.

The bill prohibits a landlord, MHP operator, or other entity that is not a public utility from charging a tenant or MHP resident an administrative fee, late fee, or any other fee relating to the provision of, or payment for, the electric, gas, water, sewage disposal, heating, or cooling service supplied to the tenant's or resident's residential premises. The bill allows the affected tenant to file a lawsuit to recover double the amount of damages resulting from the violation, injunctive relief to prevent the recurrence of the conduct, and a judgment for reasonable attorney's fees if a landlord, park operator, or an entity other than a public utility violates any provision of the bill.

Fiscal effect

The bill would have no direct fiscal effect on the state. Allowing tenants to file a lawsuit for any violation of the bill's provisions may increase costs for a court of common pleas or a municipal court in which the lawsuit was filed. Any such increase in costs is likely to be minimal, and would be partially offset by court filing fees.