



*Synopsis of Senate Committee Amendments**

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Legislative Service Commission

Sub. H.B. 175

125th General Assembly

(S. State & Local Government & Veterans Affairs Committee)

Changes the House-passed version's proposed Right-to-Cure Law by:

- Including a new requirement for a residential contractor to provide an owner with written notice of the contractor's "right-to-cure" authority at the time of entering into a contract for the construction or substantial rehabilitation of a residential building (R.C. 1312.02 and 1312.03).
- Adding a provision barring an owner from bringing a dwelling action or commencing arbitration proceedings if the owner accepts a residential contractor's offer to compromise and settle the claim, to remedy the defects, or to settle the claim and if the contractor fulfills that offer in compliance with the Law (R.C. 1312.06(E)).
- Expanding the definition of "residential contractor" by adding that the person or entity, for pay, enters into a contract with an owner for the construction or the substantial rehabilitation of a residential building (R.C. 1312.01(E)).
- Adding a definition of an "accessory structure" to a residential building (R.C. 1312.01(F)--see below).

Changes the bill's definition of an "accessory structure" for purposes of its state residential building code provisions, so that instead of meaning a structure that is located on the same lot as a residential building, that is constructed or installed on, above, or below the surface of the lot, and that is subordinate to or serving the principal use of the building, the term now means a structure *attached to* a residential building and serving the principal use of the building. The committee's version also removes greenhouses, sheds, and storage facilities from the list of *examples* of "accessory structures" included in the House-passed version and adds a "screened-in patio" to the remaining examples of a "garage" and "porch" in the list (R.C. 3781.06(C)(11)).

* This synopsis does not address amendments that may have been adopted on the Senate floor.

Modifies proposed penalties of the House-passed version for violations of the Board of Building Standards Law (or of a corresponding law) that relate to the construction, alteration, or repair of a residential or nonresidential building by:

- Removing the *misdemeanor of the fourth degree* designation for "detrimental" violations (those affecting health, safety, or welfare of any person) and replacing it with a minor misdemeanor designation (a fine of up to \$100 as a penalty) (R.C. 3781.99(C) and 3791.99(C)).
- Removing the proposed *minor misdemeanor* designation for "non-detrimental" violations and substituting a mandatory fine of up to \$100 (R.C. 3781.99(B) and 3791.99(B)).

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