

## Housing and Real Property

### Sub. H.B. 271

**Reps.** McColley and Rezabek, Henne, Antani, Wiggam, Arndt, Hood, Koehler, Sweeney, Kick, Thompson, Riedel, Seitz, Lipps, Goodman, Dean, Scherer, Green, Blessing, Schaffer, Hughes, Anielski, Antonio, Boyd, Brown, Butler, Celebrezze, Cupp, Duffey, Gavarone, Hagan, Hambley, Hoops, T. Johnson, Landis, LaTourette, Lepore-Hagan, Manning, McClain, Merrin, Patton, Pelanda, Perales, Reineke, Retherford, Rogers, Romanchuk, R. Smith, Stein

**Sens.** Brown, Burke, Coley, Eklund, Hackett, Huffman, Lehner, Obhof, O'Brien, Peterson, Schiavoni, Tavares, Terhar, Thomas, Williams, Wilson

**Effective date:** March 20, 2019

- Allows a party allegedly aggrieved by a violation of an accessibility law to notify the responsible party of the alleged violation before filing a civil action.
- Requires one of three responses to a notice of an alleged accessibility law violation:
  - A statement that the responsible party will make improvements to bring the property into compliance with accessibility laws within 60 days, with a 60-day extension upon reasonable explanation;
  - A challenge to the validity of the alleged violation;
  - A statement that the responsible party has made improvements to bring the property into compliance with accessibility laws, supported by evidence verifying the statement.
- Specifies when an alleged aggrieved party who notifies the responsible party of the alleged violation of an accessibility law may file a civil action.
- Specifies that an alleged aggrieved party who opts not to provide the prelitigation notice generally is not entitled to be awarded attorney's fees in a civil action.
- Exempts from the act's requirements lawsuits for recovery of special damages filed by a person who suffers an injury in fact because the person was denied full and equal access to an accommodation as required by federal or state law and charges filed with the Ohio Civil Rights Commission.