Housing and Real Property

S.B. 6

Primary Sponsor: Sen. Roegner

Effective date: September 30, 2025

- Allows for expedited appeals to the Ohio Board of Building Appeals and county and municipal boards of building appeals.

S.B. 155

Primary Sponsors: Sens. Brenner and Ingram

Effective date: March 2, 2026

Residential real property transactions

- Requires wholesalers acting as the grantee in a transaction that conveys an interest in residential real property to make certain disclosures to the property owner.
- Allows the property owner to cancel a contract with a wholesaler that fails to make those disclosures, without penalty, any time before the close of escrow.
- Requires the escrow or closing agent to disburse any earnest money paid by a wholesaler to the record owner within 30 days after such a cancelation.
- Specifies that real estate professionals who fail to comply with these requirements are subject to disciplinary action by the Superintendent of Real Estate.