

PROPERTY-TAX REFORM UPDATE

CAAO Applauds Passage of Historic Ohio Legislation

The County Auditors Association of Ohio (CAAO) celebrates the Ohio General Assembly's passage of House Bills 186, 309, 335, and 129—the largest property-tax reform package in state history. These reforms are expected to deliver over \$2 billion in savings for Ohio homeowners.

House Bill 186

- Creates an Inflation Cap Credit to limit tax increases due to the school's 20-mill revenue guarantee.
- Expands the Owner Occupancy Credit over four years, to be larger than the existing Owner Occupancy and Non-business credits combined.
- Phases out the Non-Business Credit on non-agricultural properties.
- The State is going to offset revenue loss to the schools for TY2025 and TY2026 due to the inflation cap

House Bill 335

- Caps inside millage growth to inflation.
- Requires budget commissions to adjust levies accordingly.

House Bill 129

- Updates school-funding formulas to prevent unvoted tax spikes.
- Includes emergency, substitute, conversion, and combined-levy components in the 20-mill floor.

House Bill 309

- Strengthens budget-commission authority to modify or reduce excessive levies.
- Improves transparency and local control.

What Auditors Are Saying

"The General Assembly just delivered the largest property tax reform in Ohio history." — Matt Nolan, Warren County Auditor

"Taxpayers will see over \$2B in savings as a result of these reforms." — Chris Galloway, Lake County Auditor

CAAO urges Governor Mike DeWine to sign these important reforms into law.