



# OHIO LEGISLATIVE ACTION COMMITTEE Community Associations Institute

## 2023-2024 Ohio End of Legislative Session Report

The Community Associations Institute (CAI) Ohio Legislative Action Committee (OH LAC) spent this two-year session advocating on behalf of the [approximately 1,654,000 Ohioans living in 682,500 homes in more than 8,750 community associations](#) across the Buckeye state. The Ohio General Assembly's legislative session is two years long and is divided into two annual regular sessions. In both 2023 and 2024, the Ohio General Assembly was scheduled to convene on January 2 and end on December 31.

### CAI OH LAC Legislative Advocacy Overview

The OH LAC tracked 14 out of the 2,125 bills that were introduced in the 2023-2024 Ohio General Assembly. Below is a brief overview:

#### **HB 668 – POLITICAL YARD SIGNS**

The LAC **opposed** this legislation unless amended to include an association's ability to reasonably regulate political signs within their association regarding time, place, and manner restrictions, particularly within common areas. This legislation as drafted seeks to prohibit community associations in Ohio from prohibiting homeowners from displaying flag poles or political yard signs on their property. As currently written, the legislation does not allow individual associations to develop reasonable rules and regulations concerning the time, location, materials, size, number, and manner of where political signs or other political displays and/or political activities and non-commercial signs are located within the community. The LAC sought amendments on this bill to ensure it aligns with CAI's public policy on political signs.

The House Workforce & Economic Development Committee opted to include the unimproved HB 668 political signage language from the As Introduced version of the bill into SB75, an unrelated Joint Economic Development District (JEDD) bill. This bill is expected to be re-introduced next session.

**Status: Language included in SB 75 – Died in Committee.**



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### **HB 100 – THIN BLUE LINE FLAG**

The LAC **successfully** advocated for an amendment that added language specifying what is considered a thin blue line flag to ensure that all community associations are on the same page regarding what kind of flag specifically would be protected by new state statutes.

This bill, also known as the Enact the Chief Steven DiSario Act, adds the thin blue line flag to the list of flags that are permitted for display in all condominium associations, neighborhood associations, and manufactured home parks under certain circumstances regarding size and placement. Before the introduction of this bill, the display of the United States flag, the Ohio state flag, the National League of POW/MIA Families flag, and the Military Service Star flags were protected by state law.

**Status: Passed House in 2023. Died in Senate Committee.**

### **HB 207 – REGULATORY RESPONSIBILITIES FOR SPECIAL-USE POOLS**

CAI's OH LAC **monitored** this legislation, which clarifies that pools of water used in connection with a special feature, such as dunk tanks and water slides, are classified in Ohio as a special use pool and subject to the same board of health regulations and licensing requirements as swimming pools and spas. It also requires that the license of a public swimming pool, spa, or special-use pool must ensure that carbon monoxide detectors with local alarming functions are labeled and installed in the appropriate adjacent equipment rooms within 90 days of the bill taking effect.

**Status: Died in Committee.**

### **Ohio Statutory Resource Corner**

The following three statutes generally regulate the operation and activities of homeowner associations in Ohio: Condominium Property (Does not apply to HOAs) [Chapter 5311](#), Planned Community (Applies to HOAs) [Chapter 5312](#), and Nonprofit Corporation [Chapter 1702](#).



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Community Associations Institute

**GET INVOLVED IN CAI OHIO ADVOCACY EFFORTS!**

**Track OH Legislation**

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

**Support and Donate Today**

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Ohio. To support their efforts, visit [caionline.org/lacdonate](http://caionline.org/lacdonate) and select "Ohio."

**Help Shape Future Legislation**

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

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