



www.lsc.ohio.gov

# OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research  
and Drafting

Legislative Budget  
Office

## Substitute Bill Comparative Synopsis

**Sub. H.B. 632**

**135<sup>th</sup> General Assembly**

House Civil Justice

Nick Thomas, Research Analyst

This table summarizes how the latest substitute version of the bill differs from the immediately preceding version. It addresses only the topics on which the two versions differ substantively. It does not list topics on which the two bills are substantively the same.

| Previous Version<br>(As Introduced)  | Latest Version<br>(I_135_2163-1)  |
|--|---|
| <b>Commercial property appraisers</b>  |   |
| Requires appraisers of commercial property taken in execution to (1) be licensed real estate brokers, salespersons, or appraisers, and (2) not be affiliated with the sheriff or private selling officer conducting the sale ( <i>R.C. 2329.152 and 2329.17</i> ).   | No provision.   |
| Requires the “sheriff responsible for the sale of the property” to appoint the appraisers ( <i>R.C. 2329.17(A)(1)</i> ).   | Requires the “sheriff of the county where the property taken in execution is located” to appoint the appraisers ( <i>R.C. 2329.17(A)</i> ). |
| <b>Unsold execution properties</b>   |   |
| Eliminates, for properties taken on execution, but that are unsold due to lack of bids, the options for the court to either (1) order a new appraisal or (2) set aside the initial levy and appraisement in favor of execution on a different property, instead requiring the court to set a new minimum price at which the property is to be sold ( <i>R.C. 2329.51 and 2329.52(A)</i> ). | No provision.   |

| Previous Version<br>(As Introduced)   | Latest Version<br>(I_135_2163-1)  |
|---|---|
| <b>Other provisions</b>   |   |
| No provision.   | Corrects an errant cross reference<br>( <i>R.C. 2329.152(D)(1)(a)</i> ).  |
| Requires certain notices respecting real property taken in execution to be published on the sheriff's website or a website maintained by the sheriff ( <i>R.C. 2329.26(A)(2)(a)</i> ).                    | Instead requires the notices to be published on the website of the officer conducting the sale, which could be the county sheriff or a private selling officer, or a website maintained by the officer for that purpose ( <i>R.C. 2329.26(A)(2)(a)</i> ). |
| When residential property is not sold the initial foreclosure auction, requires subsequent auctions to be held at least three days after the start of the previous auction ( <i>R.C. 2329.52(B)(1)</i> ). | Replaces a reference to the "start" of the previous auction with "previous auction sale date" ( <i>R.C. 2329.52(B)(1)</i> ).  |