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# OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research  
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## Synopsis of House Committee Amendments

(This synopsis does not address amendments that may have been adopted on the House Floor.)

### S.B. 206 of the 135<sup>th</sup> General Assembly

#### House Civil Justice

Margaret E. Marcy, Attorney

#### Priority of property tax certificate liens

- Requires that, before a delinquent property tax certificate purchaser can hold the first lien position in any foreclosure of the property, the purchaser must first offer to sell the certificate to the person who held the immediately junior lien at the time of the certificate sale, if any.

#### Mechanic's liens

- Changes the default expiration date of a notice of commencement from six years to four years.
- Requires the notice of commencement to include a statement advising of that four-year expiration date.
- Allows the person who contracted for an improvement, upon its completion, to request that the county recorder indicate that the notice of commencement is expired.

#### Self-service storage facilities

- Authorizes an owner of a self-storage facility to dispose of stored property of occupants whose rental agreement is expired or has been terminated.
- Modifies the threshold of liability relating to self-service storage spaces.

#### Oil and Gas Land Management Commission leases

- Increases from three to five years the term of the standard lease used by a state agency when leasing oil and gas rights on property owned or managed by the state agency.