

**As Introduced**

**131st General Assembly  
Regular Session  
2015-2016**

**S. B. No. 235**

**Senators Beagle, Coley**

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**A BILL**

To enact section 5709.45 of the Revised Code to 1  
exempt from property tax the increased value of 2  
property on which industrial or commercial 3  
development is planned until construction of new 4  
commercial or industrial facilities at the 5  
property commences. 6

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** That section 5709.45 of the Revised Code be 7  
enacted to read as follows: 8

**Sec. 5709.45.** (A) As used in this section: 9

(1) "Newly developable property" means a parcel of real 10  
property included in a plat for the subdivision of land on which 11  
construction of one or more commercial or industrial buildings 12  
or structures is planned but has not yet commenced. 13

(2) "Redevelopment property" means a parcel of real 14  
property on which one or more commercial or industrial buildings 15  
or structures are or were situated, no commercial or industrial 16  
operations are currently being conducted, and construction or 17  
reconstruction of new commercial or industrial buildings or 18  
structures is planned but has not yet commenced. 19

(3) "Commercial or industrial building or structure" means 20  
a building or structure classified as to use for tax purposes as 21  
commercial or industrial, but does not include a building or 22  
structure any part of which is to be used as a dwelling. 23

(4) "Appropriate authority" means the board of county 24  
commissioners, municipal corporation legislative authority, or 25  
municipal, county, or regional planning or platting commission 26  
having authority to approve plats in the territory in which 27  
newly developable property is situated. 28

(B) Any increase in the taxable value of newly developable 29  
property is exempted from taxation beginning with the tax year 30  
in which a plat subdividing land including that property is 31  
approved by the appropriate authority and for each ensuing tax 32  
year until and including the tax year immediately preceding the 33  
tax year in which construction of a commercial or industrial 34  
building or structure commences. 35

(C) Any increase in the taxable value of redevelopment 36  
property is exempted from taxation beginning with the tax year 37  
in which title is transferred to a person not related to the 38  
person that held title when commercial or industrial operations 39  
most recently ceased and for each ensuing tax year until and 40  
including the tax year in which construction of a commercial or 41  
industrial building or structure commences. For the purposes of 42  
this division, two persons are related if any of the following 43  
applies: 44

(1) One person is a member of the other person's immediate 45  
family. 46

(2) One person has a power of attorney appointed by the 47  
other person and subsequently transfers the parcel to the first 48

<u>person.</u>	49
<u>(3) One person is a partnership, trust, business trust,</u>	50
<u>corporation, or association of which the other person owns or</u>	51
<u>controls, directly or indirectly, more than fifty per cent.</u>	52
<b>Section 2.</b> The enactment by this act of section 5709.45 of	53
the Revised Code applies to tax year 2015 and every tax year	54
thereafter.	55