

OHBA'S TOLL-FREE NUMBER – 800-282-3403

The OHBA (Ohio Home Builders Association) is a 8,000+ member trade association representing home builders and their associate vendors in a legislative and regulatory advocacy capacity on a statewide basis.

OHBA serves its membership by promoting proactive involvement on state issues and legislation impacting the residential building industry... wetlands, affordable housing, workers compensation, etc.

Whether you are involved in residential, industrial, or commercial real estate, here are some benefits to all builders, remodelers, and land developers who are members of the OHBA:

■ OHBA'S VIGILANCE - ROUND THE CLOCK PROTECTION

A famous Association Executive was once quoted, "Looking at the legislative and regulatory future, the battle will go on forever. There is no solution except external vigilance by associations in their government relations activities."

We know that rules, regulations, and government intrusion will not go away; in fact, it will become more intrusive.

A major benefit OHBA provides is our three full-time lobbyists monitoring activity in the legislature and at various state boards and commissions.

If members were to monitor these issues themselves, it would cost them thousands of dollars. This vigilance and credibility is afforded to all OHBA members and comes with your membership when you join the BIA of Stark County.

It is important to know that OHBA is the only full-time lobbying group for residential construction and land development. Land development includes commercial, industrial and residential. No other group represents these entities on a full-time basis. OHBA is a major full-time legislative representative for home remodeling. OHBA also works closely with the AGC and the other construction groups on commercial construction issues. OHBA works closely with the Ohio Association of Realtors and the Ohio Chamber of Commerce dealing with issues relating to private property rights, real estate transactions, and protecting small business in Ohio.

This round-the clock protection is proudly provided by the OHBA.

■ OHBA ADVOCATES GROWTH

OHBA is the principal advocate for growth. Despite growing popularity for seeking growth restrictions, OHBA actively opposes such legislation. OHBA published a study that refuted all of the anti-growth statistics contained in the Governor's Farmland Preservation Task Force report.

In 1998, OHBA conducted a major study showing residential growth pays for itself by producing significant income. Currently, OHBA is sponsoring major studies that we believe will show the great benefits of growth as well as refute much of the misinformation used to demonize growth.

■ LINE EXTENSIONS - ELECTRIC UTILITIES - DEVELOPERS SAVE BIG!

As a result of deregulating electric utilities, some Ohio utilities began charging developers and builders \$1200 (and up) per lot. OHBA interceded with the PUCO and negotiated agreements which reduced the costs to about \$300 per residential lot and \$100 per multi-family unit.

■ ISOLATED WETLANDS - PROPERTY RIGHTS PROTECTED

The U.S. Supreme Court held that isolated wetlands are not covered by the Clean Water Act. The Ohio EPA found that no isolated wetland may be disturbed as a result of that ruling. OHBA had legislation introduced and passed that created reasonable guidelines and a permitting process to allow developers to put their property to productive use.

■ STATE ISSUE 1 - \$400 BILLION FOR HOUSING

OHBA successfully lobbied and spearheaded a statewide effort to make housing a proper public purpose for which the state could issue general obligation bonds for moderate priced housing.

As a result of OHBA's action, over \$4 billion has been pumped into the residential real estate market. Principally, that money has been used for single-family housing and approximately 15 to 25 percent of it has gone for new construction. Without question, one of the largest economic impacts by a state legislative effort was OHBA's action which enabled State Issue 1 to become law in the state of Ohio.

OHBA'S WEBSITE: www.ohiohba.com

- **TOWNSHIP ZONING AUTHORITY REINED IN** _____
OHBA language clarified township zoning standards may not be used to support moratoria or hamper affordable housing.
- **REASONABLE STAIR GEOMETRY RETAINED** _____
Despite strong efforts, NAHB was unable to keep International Code groups from imposing costly new stair geometry requirements for multi-family construction. At OHBA's urging, the Ohio Board of Building Standards rejected these costly new standards.
- **CONDO BILL** _____
OHBA helped enact badly needed reforms to the state condo law allowing builders to use deposits to begin construction and enacted many other needed reforms.
- **SALES TAX ON REMODELING REPEALED** _____
OHBA successfully repealed a tax. The tax was applied to home remodeling and would have added thousands of dollars to the cost of some home remodeling jobs, not to mention administrative and regulatory costs to all home remodelers who would be forced to become sales tax vendors and subject to the rigorous rules, regulations, and penalties of the sales tax department.
- **WORKERS' COMPENSATION PREMIUMS REDUCED** _____
New rules for construction premium rates under workers' compensation were adopted. As written, rates would have increased between 30 percent to 60 percent. OHBA's quick action limited the increases to five to ten percent. This action alone saved from one-third to one-half of all workers' compensation premiums for the construction industry.
- **AIR CONDITIONER FEES REMOVED** _____
An interpretation of the state pressure piping laws required every builder in Ohio to pay the state a \$50 fee for every air conditioner installed. That would include multi-family and well as single-family. For builders who did not pay the fee, the Board could have imposed the fee and penalties for every air conditioner installed over the past three years.

OHBA, through legislation, repealed the \$50 fee. This action saved the builder, at a minimum, \$50 for every air conditioner installed.
- **NO ARCHITECTS' SEALS REQUIRED ON SINGLE-FAMILY** _____
A ruling of the State Architect Board held that drawing plans for construction of new homes was a protected practice in which only licensed architects could engage. Builders could be held criminally liable for drawing plans.

OHBA objected and successfully sought legislation and amended state law to guarantee a builder's right to draw plans without threat of state prosecution. House Bill 238 saved builders thousands.
- **ACHIEVED COST EFFECTIVE MODEL RESIDENTIAL CODE FOR OHIO** _____
OHBA took the lead in achieving true model code relief for all housing construction in Ohio with passage of H.B. 175.
- **CONCRETE STANDARDS WITHDRAWN** _____
Upon OHBA's objections the Ohio Attorney General withdrew proposed rules concerning the installation of concrete which would have imposed substantial liability and possible attorney's fees.



The OHBA will continue to serve its members as the voice of the building industry on a state level.