

**As Reported by the House Civil Justice Committee**

**132nd General Assembly**

**Regular Session**

**2017-2018**

**Am. H. B. No. 52**

**Representative Rezabek**

**Cosponsors: Representatives Butler, Hughes, Manning**

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**A BILL**

To amend section 1345.99 and to enact section  
1345.032 of the Revised Code to regulate the  
solicitation of certain deeds.

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

**Section 1.** That section 1345.99 be amended and section  
1345.032 of the Revised Code be enacted to read as follows:

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**Sec. 1345.032.** (A) As used in this section:

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(1) "Deed" means a written instrument entitled to be  
recorded in the office of the county recorder of the county in  
which the subject property is situated that purports to convey  
or transfer title in fee simple of real property in this state.  
"Deed" includes a leasehold interest for ninety-nine years or  
more. "Deed" does not include instruments providing for any of  
the following:

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(a) Common driveways;

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(b) Exchanges of easements or rights-of-way;

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(c) Revocable licenses to use, adjust, or clear defects of  
or clouds on title;

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(d) Utility service lines such as drainage, sewerage, 18  
water, electric, telephone, or other such service lines; 19

(e) Quitclaim of possible outstanding interests. 20

(2) "Public body" means any township, county, municipal 21  
corporation, commission, district, authority, other subdivision, 22  
or public body of this state. 23

(3) "Solicit" means to advertise or market to a person 24  
with whom the solicitor has no pre-existing business 25  
relationship. 26

(B) (1) A supplier soliciting a fee for providing a copy of 27  
a deed or a free copy of a deed in connection with the 28  
solicitation for any other service or product shall state on the 29  
top of the document used for the solicitation, in at least 30  
twenty-four-point type, all of the following: 31

(a) That the solicitation is not from a public body; 32

(b) That no action is legally required by the person being 33  
solicited; 34

(c) The statutory fee for, or the cost of, obtaining a 35  
copy of the deed from the county recorder who has custody of the 36  
deed; 37

(d) The information necessary to contact that county 38  
recorder; 39

(e) The name and physical address of the person soliciting 40  
the fee. 41

(2) The document used for a solicitation under this 42  
section shall not be in a form or use deadline dates or other 43  
language that makes the document appear to be a document issued 44

by a public body or that appears to impose a legal duty on the 45  
person being solicited. 46

(3) A supplier soliciting a fee for providing a copy of a 47  
deed shall not charge a fee of more than four times the fee 48  
charged by the county recorder for a copy of that deed pursuant 49  
to section 317.32 of the Revised Code. 50

(C) A supplier soliciting a fee for providing a copy of a 51  
deed shall furnish to the office of the county recorder of each 52  
county where the solicitations are to be distributed a copy of 53  
the document that will be used for those solicitations not less 54  
than fifteen days before distributing the solicitations. 55

(D) This section shall not apply to any of the following: 56

(1) A title insurance company authorized to do business in 57  
this state or its authorized agent; 58

(2) A mortgage loan originator, mortgage broker, lender, 59  
or servicer or a depository financial institution authorized 60  
under state and federal law to originate or service mortgage 61  
loans; 62

(3) A real estate broker or salesperson licensed under 63  
Chapter 4735. of the Revised Code. 64

(E) The attorney general may adopt rules in accordance 65  
with Chapter 119. of the Revised Code specifying the contents 66  
and form of the solicitation document. 67

(F) A violation of division (B) or (C) of this section 68  
shall be considered an unconscionable consumer sales act or 69  
practice under section 1345.03 of the Revised Code. 70

**Sec. 1345.99.** (A) Whoever violates section 1345.23 or 71  
1345.24 of the Revised Code is guilty of a minor misdemeanor. 72

(B) Whoever violates division (C) of section 1345.30 or 73  
division (D) of section 1345.76 of the Revised Code shall be 74  
fined not more than one thousand dollars. 75

(C) Whoever knowingly violates division (E) of section 76  
1345.02 or knowingly violates section 1345.18 of the Revised 77  
Code is guilty of a misdemeanor of the third degree for a first 78  
offense and a misdemeanor of the second degree for any 79  
subsequent offense. 80

(D) Whoever recklessly violates section 1345.032 of the 81  
Revised Code shall be fined the following: 82

(1) For the first violation, not more than one hundred 83  
dollars for each solicitation document distributed; 84

(2) For any subsequent violation, not more than two 85  
hundred dollars for each solicitation document distributed. 86

**Section 2.** That existing section 1345.99 of the Revised 87  
Code is hereby repealed. 88