



Representative Kenny Yuko

For Immediate Release

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Rep. Yuko Introduces Bill to Protect Prospective Home Buyers

Legislation guarantees rights under land installment and residential lease option contracts

COLUMBUS – State Representative Kenny Yuko (D-Richmond Heights) has introduced a bill that will offer greater protection to homebuyers and renters thinking about buying a house. Rep. Yuko’s proposal would guarantee inspections and appraisals for homes under land installment contract. The bill would also regulate residential lease option contracts under Ohio’s existing landlord tenant law.

“Unfortunately we can’t count on people to be totally honest about the condition of a property, or their intent to sell. We need to protect consumers who believe they are entering into contracts that will allow them to buy their dream homes,” said Rep. Yuko.

Land installment contracts allow home buyers to pay for residential units in installments. Ensuring inspections and appraisals for homes under land installment contracts protects purchasers from unknowingly agreeing to buy flawed or damaged property.

Residential lease option contracts afford renters the *right* to buy the home they’re living in; they do not guarantee the purchase of a home. These contracts are like putting a home on layaway, but any payments made toward the property are non-refundable. Presently, renters under lease option contracts are often held responsible for upkeep and maintenance of the property, even though it is quite possible that they will never actually own the home. This bill would ensure that Ohio’s existing landlord tenant law applies in order to protect renters from pouring money into a home they may never own.

House Bill 361 has been assigned to the House Civil and Commercial Law committee and is awaiting hearings.