

Property:

Ohio: New Law Includes Potential Tax Relief on COVID-19 Pandemic-Related Valuation Complaints

S.B. 57, signed by gov. 4/27/21. Effective July 26, 2021, new law authorizes an Ohio County Board of Revision, pursuant to a valuation complaint filed for tax year 2020, to value a property for tax purposes as of October 1, 2020 rather than January 1, 2020, if the property's value is impacted due to COVID-19 pandemic-related circumstances or state orders. Under the new law, an eligible person that files such a valuation complaint "shall allege with particularity in the complaint how such a circumstance or order caused the reduction in true value of the property" and provides that the Ohio County Board of Revision "shall dismiss a valuation complaint that merely alleges a general decline in economic or market conditions in the area or region in which the property that is the subject of the complaint is located."

URL: <https://www.legislature.ohio.gov/legislation/legislation-status?id=GA134-SB-57>

Under the new law, this special complaint must be filed on or before August 25, 2021. The new law effectively waives an Ohio rule that generally bars multiple valuation complaints from being filed in the same triennial valuation period for tax year 2020 COVID-19 pandemic-related complaints and complaints filed for tax year 2021 or 2022 that only allege a value impact due to COVID-19 pandemic-related circumstances or orders. Please contact us with any questions.

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