

HOMEBUYER'S PROTECTION ACT

Beginning **April 3**, Ohio real estate professionals will have a new requirement prior to listing or marketing a property. Updates to Ohio House Bill 315 include the **Homebuyer's Protection Act**, which requires real estate licensees to present a **Fair Housing Anti-Discrimination Disclosure** to sellers.

Before a seller can work with a real estate professional to market or show their home, they must sign a document acknowledging their awareness of federal and state fair housing laws and the penalties associated with housing discrimination.

In short, the disclosure must be signed by the seller:

- Before the property is entered into MLS,
- Before a sign is placed in the yard,
- Before the property is shown.

What You Should Do?

- Immediately add this form to your standard listing packet,
- Present the form at the very beginning of the listing process,
- Ensure all seller(s) sign the disclosure,
- Keep the signed form in your transaction file.

It's important to note that if the seller refuses to sign the disclosure, a licensee CANNOT market or show the property on the seller's behalf.

The Fair Housing Anti-Discrimination Disclosure can be found at the Ohio Division of Real Estate and Ohio REALTORS® websites or scan the QR code.

If you have questions, contact the Ohio Division of Real Estate at 614.466.4100.

