



Ohio Revised Code

Section 1311.90 Broker to record release or satisfaction.

Effective: March 31, 2021

Legislation: Senate Bill 39 - 133rd General Assembly

(A) A broker shall record a written release or satisfaction of the broker's lien in the county recorder's office of the county in which the lien was recorded within ten days after any of the following:

(1) Moneys in an amount sufficient to release the broker's lien established pursuant to section 1311.86 of the Revised Code have been deposited in an escrow account established pursuant to section 1311.92 of the Revised Code.

(2) The owner satisfies the claim upon which the broker's lien is based.

(3) The broker fails to file a claim to enforce a lien within the time specified in section 1311.88 of the Revised Code.

(4) The claim upon which the broker's lien is based has been resolved by a written agreement of the broker and owner, by a court, or by any process agreed to by the broker and owner.

(B) Within three days of the recording of the release or satisfaction, the broker shall provide the owner with a copy of the release or satisfaction by personal delivery or by certified mail, commercial carrier service, or any other method that includes written evidence of receipt.
