



Ohio Administrative Code

Rule 1301:5-6-11 Homebuyer Protection Act Disclosure Form.

Effective: [September 14, 2026](#)

(A) Definitions. As used in this rule:

- (1) "Disclosure form" means the document developed and maintained by the division of real estate pursuant to section 4735.80 of the Revised Code that outlines federal and state anti-discrimination laws applicable to the sale of residential real estate and the penalties associated with violating such laws.
- (2) "Licensee" means a real estate broker or real estate salesperson as defined in section 4735.01 of the Revised Code.
- (3) "Listing" means entering into an agreement with a seller to market, advertise, show, or otherwise offer residential real estate for sale, exchange or purchase.
- (4) "Residential real estate" has the same meaning as in section 5302.30 of the Revised Code.
- (5) "Seller" means the owner of residential real estate who is offering or intends to offer the residential real estate for sale, exchange or purchase through a licensee.

(B) Prior to listing residential real estate for sale, exchange or purchase, a licensee shall provide the seller with the disclosure form developed and maintained by the division of real estate pursuant to section 4735.80 of the Revised Code.

(C) No licensee shall market, advertise, show, or otherwise offer for sale, exchange or purchase any seller's residential real estate until the licensee has:

- (1) Provided the seller with the disclosure form required by this rule; and
- (2) Received a copy of the disclosure form that is signed and dated by the seller.

(D) The licensee shall retain the signed and dated copy of the disclosure form for not less than three years following the closing date on the seller's residential real estate. If the property does not sell, the licensee shall retain the signed and dated copy for not less than three years following the expiration or termination of the listing agreement.

(E) The division of real estate shall develop, maintain, and make available the disclosure form required by this rule on the division's official website. The division shall periodically review and update the form as necessary to ensure compliance with current federal and state fair housing laws.