



## Ohio Revised Code

### Section 3781.21

Effective: September 30, 2025

Legislation: Senate Bill 6

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(A)(1) Any appeal of an order requested under section 3781.19 or 3781.20 of the Revised Code may be requested to be expedited. If the expedited appeal is requested, the state board of building appeals or a certified municipal or county board of appeals shall do both of the following:

(a) Commence the appeal within one day after the request was made, excluding Saturdays, Sundays, and legal holidays as defined in section 1.14 of the Revised Code;

(b) Hold a hearing within five days after the request was made, excluding Saturdays, Sundays, and legal holidays as defined in section 1.14 of the Revised Code.

(2)(a) If a person requests an appeal of an order pursuant to section 3781.19 or 3781.20 of the Revised Code and the person did not request the appeal to be expedited under division (A)(1) of this section, the person may request the remainder of the appeal proceeding be expedited if, during the course of the appeal, the board issues a continuance of the hearing, such that no decision is made and additional evidence is requested in order to continue the proceeding. A person may request that any follow-up hearing be expedited within five days of the continuance being issued.

(b) If the expedited appeal is requested under division (A)(2)(a) of this section, the board shall hold the follow-up hearing within five days of the request, excluding Saturdays, Sundays, and legal holidays as defined in section 1.14 of the Revised Code.

(3) Any expedited appeal under this division shall apply notwithstanding the seven-day notice requirement under section 119.07 of the Revised Code or any other conflicting provision of the Revised Code. However, a board conducting an expedited appeal under this section shall provide all parties a notice of the hearing prior to conducting the hearing.

(B) The person making the request for an expedited appeal pursuant to division (A) of this section shall pay any fee established by the state board of building appeals under section 3781.19 of the



Revised Code or a certified municipal or county board of appeals under section 3781.20 of the Revised Code, which shall not exceed five hundred dollars for each day the appeal is pending and shall not exceed a total of one thousand dollars for the entire expedited appeal.

(C) Notwithstanding any provision of the Revised Code to the contrary, the state board of building appeals or a certified municipal or county board of appeals may conduct an expedited hearing, as described under this section, by means of teleconference, video conference, or any other similar electronic technology.

(D) The board of building standards may adopt rules to implement this section.