

Summary of House Bill 315 – Zoning Violation Enforcement Reform

House Bill 315 introduces important changes to how township zoning violations are enforced across Ohio. The bill aims to streamline enforcement and strengthen compliance through a civil penalty process.

Key Provisions of HB 315:

- **Civil Enforcement Process:**
Township zoning violations will now be enforced through **civil actions**, rather than immediate criminal penalties.
- **Court Filing for Fines:**
To collect a civil fine, the township must file an action in the **Court of Common Pleas** in the county where the property is located.
- **Daily Offenses:**
If the court grants relief and the violation continues, **each day counts as a separate offense**, increasing potential fines.
- **Fine Amounts:**
The fine for a zoning violation may be **up to \$500 per offense**.
- **Combined Legal Actions:**
The township may file a single complaint that seeks both the civil fine **and** other remedies such as:
 - **Injunction** (to stop the violation)
 - **Abatement** (to correct the violation)
 - **Mandamus** (to compel an action)
 - **Other appropriate legal relief**

What This Means for You:

Residents and property owners in Lawrence Township are encouraged to ensure that their properties comply with all applicable zoning regulations. Chronic or unresolved violations can now result in legal action and accumulating daily fines.

For more information or to report a zoning concern, please contact the **Township Zoning Department** at 330-854-7118 or whostler@lawrencetwp-oh.org