



Ohio Revised Code

Section 2111.33 Guardian may improve real property - petition.

Effective: January 13, 2012

Legislation: Senate Bill 124 - 129th General Assembly

(A) A guardian may use the moneys and personal property of the guardian's ward to improve the ward's real property. The guardian shall file in the probate court in which the guardian was appointed a petition containing the following:

- (1) A description of the premises to be improved;
- (2) The amount of rent the premises yield at the time the petition is filed;
- (3) In what manner the improvement is proposed to be made;
- (4) The proposed expenditures for the improvement;
- (5) The rent the premises will probably yield when so improved;
- (6) A statement of the value of the ward's personal property;
- (7) Other facts that are pertinent to the question whether the improvement should be made;
- (8) A prayer that the guardian be authorized to use so much of the ward's money and personal property that is necessary to make the improvement;
- (9) The character of the disability of the ward, and if it is incompetency, whether the disability is curable or not, temporary, or confirmed, and its duration;
- (10) The names, ages, and residence of the family of the ward, including the spouse and those known to be residents of the county who have the next estate of inheritance from the ward. All of those persons, as well as the ward, shall be made defendants and notified of the pendency and prayer of the petition in the manner that the court directs.



(B) If the property is so situated that, to the best interests of the ward's estate, it can be advantageously improved in connection with the improvement of property adjacent to it, the petition shall show this and have a prayer to so improve the property.
