



Ohio Revised Code

Section 155.34 [Former R.C. 1509.74, amended and renumbered by H.B. 110, 134th General Assembly, effective 9/30/2021] Rules; standard surface use agreement; scope.

Effective: March 20, 2025

Legislation: House Bill 308

(A) Not later than one hundred twenty days after September 30, 2021, the oil and gas land management commission shall adopt rules in accordance with Chapter 119. of the Revised Code establishing both of the following:

(1) A standard lease form that shall be used by a state agency for leases entered into under this chapter, is consistent with the practices of the oil and natural gas industries, and contains all of the following:

(a) A prohibition against the use of the surface of the parcel of land for oil and gas development unless the state agency, in its sole discretion, chooses to negotiate and execute a written surface use agreement established under this section;

(b) A one-eighth gross landowner royalty;

(c) A primary term of five years;

(d) An option for the lessee to extend the primary term of the lease for an additional three years by tendering to the state agency the same bonus paid when first entering into the lease.

(2) Any other procedures necessary to implement sections 155.30 to 155.36 of the Revised Code.

(B) Not later than one hundred twenty days after September 30, 2021, the commission shall establish a standard surface use agreement that a state agency shall use to authorize the use of the surface of a leased parcel of land.

(C) Section 121.95 of the Revised Code does not apply to rules adopted under this section and the



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commission is not subject to any requirements of that section.
