

Nebraska Association of Commercial Property Owners

Weekly Report for Bills of Interest on 03/01/2024

The full text of all bills and other information is available by clicking on the bill number on the chart or online at
www.nebraskalegislature.gov

Document	Description	Position	Committee	Hearing Date	Status
LB6	(Blood) Prohibit conditional use permits and zoning exceptions for delinquent property taxpayers	Oppose	Urban Affairs	02/28/2023	General 03/24/2023 <i>Prohibits conditional use permits and zoning exceptions from being granted to any person, including redevelopers, that are 180 days delinquent in the payment of real property taxes. Applicable to cities, village, counties.</i> Title printed. Carryover bill Placed on General File Notice of hearing for February 28, 2023 Referred to Urban Affairs Committee Date of introduction
LB40	(Blood) Adopt the Riparian and Water Quality Practices Act	Oppose	Natural Resources	02/23/2023	Committee 01/09/2023 <i>Adopts the Riparian and Water Quality Practices Act. Directs the Department of Agriculture to establish a buffer protection map focused on all waterbodies in the state of Nebraska. The bill would mandate landowners with property adjacent to such waterbodies to install and maintain buffer strip protections or other approved riparian water quality protections to protect such waterbodies from pollution and degradation. Local water management authorities would be tasked with technical assistance and compliance enforcement at risk of losing state funding. The Department of Agriculture would be authorized to issue administrative penalties to landowners who do not comply.</i> Title printed. Carryover bill Blood AM469 filed Notice of hearing for February 23, 2023 Referred to Natural Resources Committee Date of introduction
LB49	(Dungan) Change provisions relating to solar energy and wind energy, declare certain instruments void and unenforceable, and provide for a civil cause of action	Oppose	Judiciary	02/23/2023	Committee 01/09/2023 <i>The bill adds access to direct sunlight as a consideration in a county zoning plan as it relates to supporting solar energy development. Prohibits any real property restrictions that would prohibit or limit solar energy development and provides for a private cause of action against landlords or homeowners association with such limitation in place.</i> Title printed. Carryover bill Notice of hearing for February 23, 2023 Hunt name added Referred to Judiciary Committee Date of introduction
LB56	(McKinney) Adopt the Diaper Changing Accommodation Act	Monitor	Business and Labor	01/30/2023	General 05/10/2023 <i>Would require public accommodation spaces that already have a publicly accessible bathroom to install at least one diaper changing station in the women's and men's bathrooms and in a gender-neutral or family bathroom. Signage indicating the location of a diaper changing station also would be required under the bill.</i> <i>Committee amendment AM721 would only require accommodation of a substantially renovated restroom that requires a permit and costs more than \$20,000 (as compared to \$10,000 in the original bill).</i> Title printed. Carryover bill Placed on General File with AM721 Business and Labor AM721 filed Fredrickson name added Hunt name added
LB79	(Erdman) Adopt the Nebraska EPIC Option Consumption Tax Act	Oppose	Revenue	03/03/2023	Committee 01/09/2023 <i>Eliminates all state income, sales and use taxes, property taxes and inheritance taxes. Would impose a tax on the use or consumption in the State of Nebraska of taxable property or services. The rate of the consumption tax shall be 7.5%. The person purchasing taxable property or services in the State of Nebraska shall be liable for the tax, but it will be collected by the seller. The bill creates numerous exemptions for purchases such as groceries, used property, property or service purchased for a business purpose in a trade or business or agriculture, property or service used for educational purposes, etc.</i> <i>Funding for schools would be through an educational trust fund whereby schools would be eligible to have transferred to them annually an amount to cover the five-year average operational costs per school plus two percent. In addition an educational stabilization fund would be created and funds, but no more than 10% of what is transferred to the trust fund each year, would be distributed to schools from that fund based on a stabilization score that evaluates disabilities, transportation, textbooks, technology, etc. Would also establish a building and growth fund that will receive no more than 8% of what is funded in the trust fund each year where schools can apply to receive funds to engage in building construction and repairs. Other political subdivisions would be allowed to impose their own consumption taxes. Establishes a statewide board to provide representation and a process for all political subdivisions to receive adequate funding from the state consumption tax.</i> Title printed. Carryover bill Hunt MO259 Recommit to Revenue Committee filed Hunt MO261 Indefinitely postpone filed Hunt MO262 Recommit to Revenue Committee filed Hunt MO263 Bracket until June 2, 2023 filed
LB113	(McDonnell) Appropriate funds for federal four and nine percent low-income housing tax credit programs	Support	Banking, Commerce and Insurance	01/31/2023	Committee 01/10/2023

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	<i>Would appropriate \$10.5 million from the general fund for FY23/24 and FY24/25 to DED for community and rural development to contract with NIFA to develop affordable housing units eligible for federal 4 and 9 percent low income housing tax credit programs.</i>				Title printed. Carryover bill Hunt AM1863 filed Hunt AM1862 filed Notice of hearing for January 31, 2023 Referred to Banking, Commerce and Insurance Committee
LB164	(McKinney) Adopt updates to building and energy codes	Monitor	Urban Affairs	01/24/2023	General 01/17/2024 Urban Affairs Priority Bill
	<i>Adopts the 2021 edition of the International Residential Code and International Building Code. Adopts the 2021 International Energy Conservation Code.</i>				Wayne AM2175 filed Wayne AM2175 pending Urban Affairs priority bill Placed on General File Urban Affairs AM2105 filed
LB172	(Bostar) Adopt updated electrical standards	Monitor	Urban Affairs	01/24/2023	General 02/10/2023
	<i>As introduced the bill would adopt the 2023 edition of the National Electrical Code issued and adopted by the National Fire Protection Association, Publication Number 70-2023. As amended into LB 716 the bill adopt the 2023 edition except for the following chapters:</i> <i>210.8(A) - GFCI's for 250-Volt Receptacles</i> <i>210.8(A)(5) - GFCI's for Basement Receptacles</i> <i>230.67(A) - Surge Protection</i> <i>230.85 - Emergency Disconnects</i> <i>210.8(A)(3) - GFCI requirement on outdoor HVAC units</i>				Title printed. Carryover bill Placed on General File Notice of hearing for January 24, 2023 Referred to Urban Affairs Committee Date of introduction
LB175	(Dungan) Adopt the Residential Tenant Clean Slate Act	Oppose	Judiciary	03/08/2023	General 02/27/2024 DeBoer Priority Bill
	<i>Would provide for the sealing of certain court records related to eviction proceedings. If an eviction proceeding is dismissed, clean slate relief would automatically be granted. A tenant could petition for clean slate relief at any time if the case is dismissed but remains public, if a judgement granting writ of restitution is reversed, or if a writ is never executed. The petition for relief must be filed and notice given to the parties. Parties may file an objection within 30 days of notice. The objecting party has the burden of establishing why relief should not be granted. The clean slate procedure would be available for future and past proceedings.</i>				DeBoer name added Judiciary AM2504 filed Placed on General File with AM2504 DeBoer priority bill Title printed. Carryover bill
LB182	(Cavanaugh, J.) Change requirements for a report by the Supreme Court on eviction proceedings and change requirements for complaints for restitution of premises	Oppose	Judiciary	03/08/2023	Committee 01/11/2023
	<i>LB182 clarifies some definitions in the changes enacted by LB320 in 2021. The bill contained a few changes to the Landlord-Tenant Act, among them requiring a complaint to state the specific statutory authority upon which possession is sought. The bill from 2021 also required the Supreme Court to submit a semiannual report broken down by county on eviction data. The Court submitted two reports last year, which were missing data in many counties. The bill also modifies the pleading requirements to state that deficient complaints are subject to dismissal without prejudice.</i>				Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Referred to Judiciary Committee Date of introduction
LB187	(Cavanaugh, J.) Require appointment of counsel for tenants in eviction proceedings in counties containing a city of the metropolitan class or primary class	Oppose	Judiciary	03/08/2023	Committee 01/11/2023
	<i>The bill would require that at the commencement of any eviction proceeding filed in Lancaster or Douglas Counties, the court shall appoint counsel for the tenant unless the tenant is already represented by counsel. The tenant may waive court-appointed counsel or retain the tenant's own counsel. The cost of any court-appointed counsel would be paid by the county.</i>				Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Conrad name added Referred to Judiciary Committee

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LB213	(Slama) Change provisions regarding tax credits under the Nebraska Job Creation and Mainstreet Revitalization Act and grants under the Rural Workforce Housing Investment Act <i>Note: Provisions of LB213 have been amended into LB727 with a cap on total credits allowed each year at \$2 million.</i> <i>Extends the Job Creation and Mainstreet Revitalization Act through 2026, but only for cities of the second class or villages in Nebraska. (Historic tax credit). The bill also lowers the matching funds requirement for the rural workforce housing fund for cities of the second class or villages to .25 to 1.</i>	Support	Revenue	02/24/2023	Committee 01/12/2023 Title printed. Carryover bill Notice of hearing for February 24, 2023 Referred to Revenue Committee Date of introduction
LB242	(Briese) Change provisions of the Nebraska Property Tax Incentive Act <i>Note: Provisions of LB242 have been amended into LB243.</i> <i>Removes the allowable growth percentage cap of 5%. Would increase the amount of available credits in 2024 to \$1 billion.</i>	Monitor	Revenue	02/09/2023	Committee 01/12/2023 Title printed. Carryover bill Briese FA17 filed Notice of hearing for February 09, 2023 Referred to Revenue Committee Date of introduction
LB244	(Briese) Provide an additional tax credit under the Nebraska Property Tax Incentive Act <i>Adds a definition of general taxes (property taxes excluding those imposed by a community college, school district, but not taxes levied for bonded indebtedness, or the result of an override). The bill provides an income tax credit against property taxes paid for general taxes. Up to \$200 million in credits shall be available for this credit in 2024 and for each year after the credit amount will be increased by the allowable growth percentage.</i>	Monitor	Revenue	02/09/2023	Committee 01/12/2023 Lippincott name added Title printed. Carryover bill Briese FA19 filed Notice of hearing for February 09, 2023 Referred to Revenue Committee
LB246	(McKinney) Change provisions relating to sanitary and improvement districts <i>Any SID created on or after the effective date of this act which is located in whole or in part within the extraterritorial zoning jurisdiction of a municipality shall: (a) Obtain the prior approval of any plans or contracts improvements or services as required under subsection (3) of section 31-740; and (b) be subject to any reasonable requirements placed on such district by such municipality to ensure that the development of such4 district complies with the municipality's comprehensive development plan, affordable housing action plan required under section 19-5505, municipal zoning regulations, and any other reasonable planning requirements established by the municipality.</i>	Oppose	Urban Affairs	01/24/2023	General 02/10/2023 Title printed. Carryover bill Placed on General File Notice of hearing for January 24, 2023 Referred to Urban Affairs Committee Date of introduction
LB248	(Vargas) Prohibit discrimination based on lawful source of income under the Nebraska Fair Housing Act and create the Landlord Guarantee Program <i>Would add "lawful source of income" to the Fair Housing Act anti-discrimination provisions. The term includes, but is not limited to income derived from social security, child support, foster care subsidies, alimony, veterans benefits or other form of federal, state or local public assistance or housing assistance and all other forms of lawful income. The bill also establishes the Landlord Guarantee program which shall provide grants to reimburse landlords for unpaid rent or damages arising from residential tenants that are receiving housing assistance. Annual cap per landlord of \$5,000. Intent to appropriate \$50,000 from the general fund for FY23-24 for these grants.</i>	Oppose	Judiciary	03/08/2023	Committee 01/12/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Referred to Judiciary Committee Date of introduction
LB270	(McKinney) Change provisions relating to the Uniform Residential Landlord and Tenant Act and rental registration ordinances <i>Requires any city or village to notify residents of rental properties of any code violations found on the property from an inspection at the same time as the property owner is notified. If a city or village plans to condemn rental property due to a code violation they city or village must first meet with residents and have a plan for providing housing, food, transportation, moving expenses and legal services for residents. Places an obligation on landlords to comply with any rental registration ordinances and remove any lead service lines that exist on the premises and replace such lines with modern service lines. The bill would restrict remedies available to landlords if they are not in compliance with rental registration ordinances.</i>	Oppose	Judiciary	03/08/2023	Committee 01/12/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Referred to Judiciary Committee Date of introduction
LB389	(Linehan) Restrict the use of tax-increment financing	Oppose	Urban Affairs	01/31/2023	Committee 01/17/2023

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	<i>No parcel of real property shall be TIF'ed if such parcel's taxes were previously TIF'ed at any time during the preceding 50 years.</i>				Title printed. Carryover bill Wayne name added Notice of hearing for January 31, 2023 Referred to Urban Affairs Committee Date of introduction
LB424	(DeBoer) Create the Department of Housing and Urban Development <i>The bill establishes a Department of Housing and Urban Development and provides for a comprehensive framework for the statutory duties of such an agency. The agency's directive is to administer programs that provide for the housing needs of all Nebraska residents, with a focus on affordable housing, workforce housing, and missing middle housing; contribute to the preservation, development, and redevelopment of neighborhoods and communities in the state; Improve investments in housing by promoting coordination, collaboration, and housing intelligence between federal, state, and local governments; recommend statutory and policy changes to the Legislature that would improve the development of housing in the state; provide state oversight of and assistance to housing agencies established under the Nebraska Housing Agency Act; and serve as the lead state agency for addressing housing shortages and homelessness.</i>	Oppose	Urban Affairs	03/07/2023	Committee 01/18/2023 Title printed. Carryover bill Notice of hearing for March 07, 2023 Referred to Urban Affairs Committee Date of introduction
LB477	(Wayne) Appropriate funds to the Omaha Streetcar Authority <i>The bill would appropriate \$100 million from the general fund to the Omaha streetcar authority to establish the Omaha streetcar. The bill requires half of the funds be used for the North Omaha line.</i>	Support	Appropriations	02/24/2023	Committee 01/19/2023 Title printed. Carryover bill Notice of hearing for February 24, 2023 Referred to Appropriations Committee Date of introduction
LB481	(Raybould) Adopt the Housing Incentive District Act <i>The purpose of the Housing Incentive District Act is to encourage the development and renovation of housing in cities and counties in this state by authorizing cities and counties to assist directly in the financing of public improvements that will support housing in areas that experience a shortage of housing. The bill allows for the creation of housing incentive districts after a formal study and public hearing process. The bill allows for the purchase of real property, but not by eminent domain. The bill allows cities and counties to spend for relocation assistance, site prep, wastewater, street and other infrastructure. The bill would prohibit spending on construction of building or other structures to be owned by or to be leased to any developer of a residential housing project. The bill would allow cities and counties bond authority to finance such projects.</i> <i>The bill also establishes a \$2 million grant program through NIFA to provide grants to cities and counties to assist with the purposes of the Act.</i>	Support	Urban Affairs	03/21/2023	Committee 01/19/2023 Title printed. Carryover bill Notice of hearing for March 21, 2023 Referred to Urban Affairs Committee Date of introduction
LB504	(Aguilar) State intent to transfer and appropriate funds for housing <i>Note: Provisions of LB504 were provided for in the biennium budget package in the amount of \$10 million to the Rural Workforce Housing Fund; however, the appropriation was subject to a line-item veto by the Governor.</i> <i>As introduced the bill would appropriate \$25 million from the general fund in FY23/24 and FY24/25 to the Rural Workforce Housing Fund. The bill would appropriate \$25 million from the general fund for FY23/24 and FY24/25 to the Affordable Housing Trust Fund.</i>	Support	Appropriations	03/08/2023	Committee 01/19/2023 Title printed. Carryover bill Conrad name added Notice of hearing for March 08, 2023 Referred to Appropriations Committee Date of introduction
LB545	(Conrad) Change provisions relating to an action for possession under the Uniform Residential Landlord and Tenant Act <i>The bill would provide that a trial for action for possession under the Act could be held more than 14 days after issuance of the summons if additional time is granted pursuant to court order.</i>	Oppose	Judiciary	03/08/2023	Committee 01/19/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Referred to Judiciary Committee Date of introduction
LB689	(Linehan) Change provisions relating to an income tax credit for community college taxes paid	Monitor	Revenue	02/23/2023	Committee 01/20/2023

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	<p><i>The bill would provide, beginning for tax years 2026 and beyond, an income tax credit for 100% of community college taxes paid by the taxpayer.</i></p>				Title printed. Carryover bill Notice of hearing for February 23, 2023 Referred to Revenue Committee Date of introduction Date of introduction
LB695	(Linehan) Provide a property tax exemption	Oppose	Revenue	03/23/2023	Committee 01/20/2023
	<p><i>Would provide that the first twenty-five thousand dollars of taxable valuation of any real property in this state shall be exempt from real property taxes, except that such exemption shall only apply if the real property is owned by a resident of this state or by an entity organized under the laws of this state.</i></p>				Title printed. Carryover bill Notice of hearing for March 23, 2023 Referred to Revenue Committee Date of introduction
LB697	(Conrad) Change the Nebraska Job Creation and Mainstreet Revitalization Act <i>Note: Provisions of LB697 have been amended into LB727.</i>	Support	Revenue	03/22/2023	Committee 01/20/2023
	<p><i>Currently, all qualifying NHTC projects are eligible for a tax credit of 20 percent of eligible expenses. The bill seeks to create incentives for both rural and urban counties by increasing the credit to 25 percent for projects located in Douglas and Lancaster Counties and 30 percent for projects located in all other counties. The maximum credit for each project, regardless of the project's location, will also increase from \$1 million to \$2 million. Requires the Nebraska State Historical Society and the Department of Revenue to jointly issue an annual report to the Legislature. Extends the sunset to 2031.</i></p>				Title printed. Carryover bill Vargas name added Notice of hearing for March 22, 2023 Referred to Revenue Committee Date of introduction
LB699	(Murman) Change the valuation of certain real property for purposes of taxes levied by school districts	Oppose	Revenue	03/02/2023	Committee 01/20/2023
	<p><i>The bill would decrease the valuation of agricultural and horticultural and commercial real property valuation for purposes of taxes levied by a school district to zero. Essentially, the bill would fund property taxes for school districts on only residential real property taxes.</i></p>				Title printed. Carryover bill Notice of hearing for March 02, 2023 Referred to Revenue Committee Date of introduction
LB714	(Cavanaugh, J.) Change provisions of the Nebraska Affordable Housing Act <i>The bill adds definitions for low income and very low income families. The bill specifies that low-rate mortgage assistance is an allowable use under the Act. The bill would allow for profit entities to receive assistance from the act without working with another eligible entity only after 1/1/2023 and out of funds transferred from the general fund or cash reserve fund. In allocating funds the bill would give a priority to for-profit entities not working with another eligible organization that indicate they are a small and emerging business or entrepreneur. The bill would appropriate \$25 million from the general fund for FY23/24 and FY24/25 to the Affordable Housing Trust Fund.</i>	Oppose	Health and Human Services	02/24/2023	Committee 01/20/2023
	<p><i>The Governor shall apply for all federal funds available to this state for emergency rental assistance under the American Rescue Plan Act of 2021, and shall disburse any such funds received under such section. The Governor may coordinate with other governmental entities and nonprofit organizations to establish eligibility and distribution guidelines for recipients of such funds</i></p>				Title printed. Carryover bill Notice of hearing for February 24, 2023 Aguilar name added Referred to Health and Human Services Committee Date of introduction
LB715	(Cavanaugh, J.) Require the Governor to apply for emergency rental assistance under the federal American Rescue Plan Act of 2021 <i>The Governor shall apply for all federal funds available to this state for emergency rental assistance under the American Rescue Plan Act of 2021, and shall disburse any such funds received under such section. The Governor may coordinate with other governmental entities and nonprofit organizations to establish eligibility and distribution guidelines for recipients of such funds</i>	Support	Government, Military and Veterans Affairs	03/24/2023	Committee 01/20/2023
	<p><i>The Governor shall apply for all federal funds available to this state for emergency rental assistance under the American Rescue Plan Act of 2021, and shall disburse any such funds received under such section. The Governor may coordinate with other governmental entities and nonprofit organizations to establish eligibility and distribution guidelines for recipients of such funds</i></p>				Title printed. Carryover bill Day name added Notice of hearing for March 24, 2023 Hunt name added Aguilar name added
LB716	(Cavanaugh, J.) Change provisions relating to licensure, registration, and state inspection fees under the State Electrical Act <i>LB 716 is a bill that proposes to remove the different examination and license fees administered by the State Electrical Board from statute, along with fees for inspections, and provides new language to allow these fees to be set by the Board. New language also requires the Board to file an annual report with the Attorney General and the Legislative Fiscal Analyst stating the amount of each fee set by the Board.</i>	Monitor	General Affairs	03/06/2023	Final 02/28/2024
	<p><i>LB 716 is a bill that proposes to remove the different examination and license fees administered by the State Electrical Board from statute, along with fees for inspections, and provides new language to allow these fees to be set by the Board. New language also requires the Board to file an annual report with the Attorney General and the Legislative Fiscal Analyst stating the amount of each fee set by the Board.</i></p>				Enrollment and Review ST36 filed Placed on Final Reading with ST36 Enrollment and Review ST36 recorded Advanced to Enrollment and Review for Engrossment

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	Amended Bills: LB172				
LB746	(Cavanaugh, M.) Restrict the use of tax-increment financing <i>Requires a vote of the people to approve a TIF project if the ad valorem taxes estimated to be generated exceeds \$20M.</i>	Oppose	Urban Affairs	02/28/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for February 28, 2023 Hunt name added Referred to Urban Affairs Committee Date of introduction
LB750	(Albrecht) Change provisions relating to the valuation of agricultural land and horticultural land <i>Shell bill related to the Governor's proposal to value agricultural and horticultural land based on income properties. e.g. Iowa.</i>	Monitor	Revenue	02/02/2023	Committee 01/20/2023 Title printed. Carryover bill Linehan FA10 filed Cavanaugh, M. AM113 filed Notice of hearing for February 02, 2023 Referred to Revenue Committee
LB756	(Vargas) Change the Nebraska Job Creation and Mainstreet Revitalization Act <i>Currently, all qualifying NHTC projects are eligible for a tax credit of 20 percent of eligible expenses. The bill seeks to create incentives for both rural and urban counties by increasing the credit to 25 percent for projects located in Douglas and Lancaster Counties and 30 percent for projects located in all other counties. The maximum credit for each project, regardless of the project's location, will also increase from \$1 million to \$2 million. Requires the Nebraska State Historical Society and the Department of Revenue to jointly issue an annual report to the Legislature. Extends the sunset to 2035.</i>	Support	Revenue	03/22/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for March 22, 2023 Referred to Revenue Committee Date of introduction
LB783	(Murman) Eliminate the levy authority of community college areas <i>Note: Provisions of LB783 have been amended into LB243.</i> <i>Eliminates levy authority due to the Governor's intent to fund community college needs out of the state budget.</i>	Monitor	Revenue	02/02/2023	Committee 01/20/2023 Title printed. Carryover bill Murman AM655 filed Linehan FA13 filed Cavanaugh, M. AM114 filed Notice of hearing for February 02, 2023
LB843	(McKinney) Change provisions of the Middle Income Workforce Housing Investment Act <i>Changes the original 50%-match requirement for the workforce housing investment grant program by lowering it to 25% for future applicants. Changes the max grant from five million to ten million.</i>	Monitor	Urban Affairs	01/23/2024	Committee 01/05/2024 Notice of hearing for January 23, 2024 Referred to Urban Affairs Committee Date of introduction
LB845	(Hunt) Prohibit eviction of certain tenants during the school year <i>Under the bill, a tenant could not be evicted if the eviction would result in a tenant having to vacate the dwelling unit during the school year and the tenant is a child, a person having legal custody of a child, or a school employee unless the eviction is sought for certain criminal or violent activity under Neb. Rev. Stat. 76-1431(4).</i>	Oppose	Judiciary	01/31/2024	Committee 01/05/2024 Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction
LB846	(Hunt) Adopt the Bed Bug Detection and Treatment Act <i>Requires landlords to initiate inspection of units and contiguous units for bedbugs when properly notified by tenants. Requires notification of entry and inspection results. Landlords are responsible for costs. Prevents landlords from offering dwelling units for rent with bedbugs. The landlord is liable for damages to the tenant when failing to comply. Injunctive relief for the landlord to enter a unit for inspection is provided for.</i>	Oppose	Judiciary	01/31/2024	Committee 01/05/2024 Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction

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LB947	(Day) Authorize virtual inspections for certain building permits and require certain inspection records be made available to the public under the Building Construction Act <i>Allows building permit inspections to be conducted virtually by an authorized inspector if the building is (1) less than three stories and under ten thousand sq. ft., (2) a list of personnel is provided, and (3) the inspection is performed live. Allows nonstructural building permit inspections to be conducted with photo or video documentation. Finally, inspection records shall be made available to the public if the structure is standing at the time of the request.</i>	Oppose	Urban Affairs	02/13/2024	Committee 01/08/2024 Vargas name added Notice of hearing for February 13, 2024 Referred to Urban Affairs Committee Date of introduction
LB948	(McDonnell) Provide certain requirements for redevelopment contracts under the Community Development Law <i>Would require TIF projects to pay laborers and mechanics performing construction work wages at rates not less than the prevailing rates for construction of a similar character in the locality in which the redevelopment project is located as determined by US Secretary of Labor. Would also require 15% of the labor hours for construction work to be performed by qualified apprentices.</i>	Oppose	Urban Affairs	01/30/2024	General 02/20/2024 Urban Affairs AM2513 filed Placed on General File with AM2513 Notice of hearing for January 30, 2024 Referred to Urban Affairs Committee Date of introduction
LB949	(Linehan) Change provisions relating to inspection of real property by county assessors <i>Would require county assessors to inspect and review all of the taxable real property parcels in a county each year, rather than the current process that allows a review by class or subclass of a portion of properties. Such review of all parcels would not be required to be done by physical inspection, but could instead be done remotely via the internet or other electronic means.</i>	Oppose	Revenue	01/26/2024	Committee 01/08/2024 Notice of hearing for January 26, 2024 Referred to Revenue Committee Date of introduction
LB977	(Blood) Prohibit discrimination based on military or veteran status <i>Adds a prohibition on discrimination against a person based on their military or veteran status to Nebraska's anti-discrimination laws.</i>	Monitor	Judiciary	01/26/2024	Committee 01/09/2024 Blood AM2176 filed Notice of hearing for January 26, 2024 Referred to Judiciary Committee Date of introduction
LB1046	(Cavanaugh, J.) Provide for appointment of counsel for terminating hearings and eviction proceedings under the Nebraska Housing Agency Act <i>Provides tenants facing evictions with appointed counsel, with costs to the city. This only applies to tenants in a metropolitan-class city. This shall apply when a resident's case is heard in front of the housing agency or when the housing agency files for recovery of possession of the premises. Finally, tenants shall be notified of their right to counsel.</i>	Oppose	Urban Affairs	02/06/2024	Committee 01/16/2024 Conrad name added Notice of hearing for February 06, 2024 Rereferred to Urban Affairs Committee Referred to Judiciary Committee Date of introduction
LB1073	(Slama) Change provisions relating to onsite audits of the operations of third-party administrators of insurers	Monitor	Banking, Commerce and Insurance	01/22/2024	General 02/23/2024 Banking, Commerce and Insurance Priority Bill Banking, Commerce and Insurance AM2568 filed Placed on General File with AM2568 Banking, Commerce and Insurance priority bill Notice of hearing for January 22, 2024 Referred to Banking, Commerce and Insurance Committee
Amended Bills: LB873, LB885, LB1024, LB1135, LB1136, LB1147, LB1148, LB1227, LB1409					
LB1079	(McDonnell) Appropriate Federal Funds to the Department of Economic Development <i>Appropriates \$10M of ARPA funding to NIFA for development of housing units eligible for 4 percent and 9 percent tax credits.</i>	Support	Appropriations	02/20/2024	Committee 01/10/2024 Notice of hearing for February 20, 2024 Referred to Appropriations Committee

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Document	Description	Position	Committee	Hearing Date	Status
LB1080	(Holdcroft) Appropriate Federal Funds to the Department of Natural Resources <i>Appropriates \$10M of ARPA funding to the Sarpy County sewer project.</i>	Support	Appropriations	02/21/2024	Committee 01/10/2024 Notice of hearing for February 21, 2024 Referred to Appropriations Committee Date of introduction
LB1115	(Dungan) Provide a right to a trial by jury under the Uniform Residential Landlord and Tenant Act <i>Provides a defendant in an eviction case the right to demand a jury trial. Requires the court to give notice of such right. Eliminates the 10-14 day requirement. A pending amendment provides that "The proceedings shall be in all respects as in other cases, except that if either party requests a trial by jury, the trial of the action for possession shall be scheduled by the court as soon as is practicable for the proper administration of justice. If, at the request of the tenant, the jury trial is continued beyond the initial trial date as determined by the court, the court may require the tenant to deposit with the clerk of the court such rental payments as accrue during the pendency of the suit" Provides that if judgment is rendered against the defendant the court may, if authorized under the Uniform Residential Landlord and Tenant Act, award reasonable attorney's fees to the plaintiff.</i>	Oppose	Judiciary	01/31/2024	General 02/27/2024 Placed on General File with AM2678 Judiciary AM2678 filed Conrad name added Dungan AM2191 filed Notice of hearing for January 31, 2024
LB1119	(Dungan) Provide restrictions on regulation by homeowner's associations and similar associations of solar energy and wind energy devices and provide for a civil cause of action <i>Would prohibit an HOA or corporation organized for the purpose of enforcing restrictive covenants from enforcing restrictive covenants governing the installation or use of a solar energy collector or system in any form. Makes such instrument governing this issue void and unenforceable. Prohibits an HOA or corporation from collecting a fee for placement of a solar energy system. Gives a homeowner a civil cause of action for violation of this prohibition.</i>	Oppose	Judiciary	01/25/2024	Committee 01/11/2024 Notice of hearing for January 25, 2024 Referred to Judiciary Committee Date of introduction
LB1136	(Dover) Change provisions of the Nebraska Real Estate License Act <i>LB1136 may be amended into LB1073 by AM2568.</i>	Monitor	Banking, Commerce and Insurance	02/12/2024	Committee 01/16/2024 Notice of hearing for February 12, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1165	(Lowe) Provide requirements for zoning regulations and duplex housing	Oppose	Urban Affairs	01/30/2024	Committee 01/16/2024 Notice of hearing for January 30, 2024 Referred to Urban Affairs Committee Date of introduction
LB1166	(Lowe) Provide requirements for zoning regulations and accessory dwelling units	Monitor	Urban Affairs	01/30/2024	Committee 01/16/2024 Conrad name added Notice of hearing for January 30, 2024 Notice of hearing for January 30, 2024 Referred to Urban Affairs Committee Date of introduction
LB1183	(Bostar) Change provisions relating to county assessors and require counties to offer to purchase certain property at the assessed value <i>In cases of consolidation by a county vote of county positions including County Assessor, provides for that position to be an appointed position, as prescribed. Any assessment of a real property not exempt under Sec. 9 (2) is considered an offer to purchase by the County Board, open for 90 days as prescribed.</i>	Oppose	Revenue	02/07/2024	Committee 01/16/2024 Notice of hearing for February 07, 2024 Referred to Revenue Committee Date of introduction

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LB1217	(Bostar) Provide certain property tax exemptions and change valuation provisions relating to rent-restricted housing projects and sales-restricted houses <i>Allows rent restricted properties to file an estimated income and expenses for the first year of operation taken from the application for an allocation of tax credits or private activity bonds. Provides for a three year average calculation of income and expense statements for purposes of establishing the value of rent restricted properties. Separately the bill includes provisions for valuing greek chapter houses, nursing facilities providing housing to medicaid recipients, and properties that are part of a community land trust.</i>	Monitor	Revenue	02/15/2024	Committee 01/17/2024 Notice of hearing for February 15, 2024 Referred to Revenue Committee Date of introduction
LB1219	(Cavanaugh, J.) Adopt updates to building and energy codes <i>Adopts Chapter 13 of the 2021 International Building Code while retaining the other chapters in the 2018 code, Adopts Chapter 11 of the 2021 International Residential Code while retaining the other chapters in the 2018 code, Adopts the 2021 International Energy Conservation Code.</i>	Oppose	Urban Affairs	02/13/2024	Committee 01/17/2024 Notice of hearing for February 13, 2024 Referred to Urban Affairs Committee Date of introduction
LB1229	(Wayne) Transfer duties related to housing from the Department of Economic Development to the Nebraska Investment Finance Authority and change and provide powers and duties for the authority <i>Effective July 1, 2025, all duties and functions of the Housing Division of the Department of Economic Development and the duties and functions of the Department of Economic Development under the Middle Income Workforce Housing Investment Act, the Municipal Density and Missing Middle Housing Act, the Nebraska Affordable Housing Act, and the Rural Workforce Housing Investment Act shall be transferred to the Nebraska Investment Finance Authority.</i>	Monitor	Banking, Commerce and Insurance	02/06/2024	Committee 01/17/2024 Notice of hearing for February 06, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1265	(Conrad) Change provisions relating to grants for providers of free civil legal services <i>Directs Legal Aid to distribute the first \$1.5 million of grants to statewide legal service providers that provide direct free civil legal services relating to housing. The rest shall go to other free legal service providers.</i>	Oppose	Judiciary	02/02/2024	Committee 01/17/2024 Notice of hearing for February 02, 2024 Referred to Judiciary Committee Date of introduction
LB1266	(Conrad) Appropriate Federal Funds to the Board of Regents of the University of Nebraska <i>Would appropriate \$1 million to the University of Nebraska for the tenant assistance project.</i>	Oppose	Appropriations	02/20/2024	Committee 01/17/2024 Notice of hearing for February 20, 2024 Referred to Appropriations Committee Date of introduction
LB1311	(Meyer) Eliminate certain sales and use tax exemptions and impose sales and use taxes on certain services <i>Imposes the sales tax on storage services and moving services. Also repeals the exemption for (i) veterinary services, (ii) specialty services performed on livestock as defined in section 54-183, and (iii) animal grooming performed by a licensed veterinarian or a licensed veterinary technician in conjunction with medical treatment.</i>	Monitor	Revenue	02/01/2024	Committee 01/18/2024 Notice of hearing for February 01, 2024 Referred to Revenue Committee Date of introduction
LB1312	(Dover) Provide for electronic notices by landlords under the Uniform Residential Landlord and Tenant Act and the Mobile Home Landlord and Tenant Act <i>Enables landlords to provide a notice or document to a tenant via electronic means as prescribed. The tenant must affirmatively consent to such method of delivery.</i>	Support	Judiciary	01/31/2024	General 02/27/2024 Judiciary AM2435 filed Placed on General File with AM2435 Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction
LB1315	(Linehan) Change the sales tax rate <i>Increases the state sales tax rate to 6.5 cents on October 1, 2024. Rate in good life districts would be 2.75%. Retains language that provides that the General Fund receives half a cent of sales tax from car sales and the Highway Trust Fund receives the remainder of the sales tax revenue.</i>	Monitor	Revenue	02/07/2024	Committee 01/18/2024 Notice of hearing for February 07, 2024 Referred to Revenue Committee Date of introduction

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LB1323	(Vargas) Appropriate funds to the Department of Economic Development <i>Appropriates \$10M for the Nebraska Affordable Housing Act</i>	Monitor	Appropriations	02/14/2024	Committee 01/18/2024 Notice of hearing for February 14, 2024 Referred to Appropriations Committee Date of introduction
LB1345	(Wayne) Impose sales and use taxes on certain services <i>Imposes the state sales tax on legal services performed in the furtherance of a business enterprise.</i>	Oppose	Revenue	02/01/2024	Committee 01/18/2024 Notice of hearing for February 01, 2024 Referred to Revenue Committee Date of introduction
LB1346	(Vargas) Provide a property tax exemption for qualified affordable housing developments <i>Allows qualified affordable housing developments to apply for a property tax exemption. Such developments must be rent-restricted, affordable to tenants earning no more than 80% of median income, and built or made subject to rent restrictions after enactment. The amount of allowed exemption is calculated as prescribed.</i>	Monitor	Revenue	02/28/2024	Committee 01/18/2024 Notice of hearing for February 28, 2024 Linehan MO1189 Suspend Rule 3, Section 14, to permit the Revenue Committee to conduct a hearing on LB 1346 with less than seven days' notice filed Notice of hearing for February 21, 2024 Linehan MO1189 prevailed Referred to Revenue Committee
LB1362	(McDonnell) Change provisions relating to the valuation of residential property for property tax purposes <i>Provides that if a constitutional amendment to the effect passes, residential property valuations can only go up a maximum of 5% a year.</i>	Amend	Revenue	02/23/2024	Committee 01/18/2024 Notice of hearing for February 23, 2024 Referred to Revenue Committee Date of introduction
LB1363	(McDonnell) Change provisions relating to the rate and disbursement of the documentary stamp tax, the Military Base Development and Support Fund, the Nebraska Film Office Fund, the Innovation Hub Cash Fund, and the Economic Recovery Contingency Fund <i>Consolidates the Military Base Development Fund and the Section 76-903 fund. Raises the documentary stamp tax by \$1.50 and delegates the proceeds to various funds as prescribed, including the Affordable Housing Trust, other various housing programs, the Behavioral Health Services Fund, a fund to support the state's military sector, and the Nebraska Film Office Fund.</i>	Monitor	Revenue	02/21/2024	Committee 01/18/2024 McDonnell Priority Bill McDonnell priority bill Notice of hearing for February 21, 2024 Referred to Revenue Committee Date of introduction
LB1375	(Lowe) Change powers and duties of county planning commissions and county boards related to conditional use permits and special exceptions <i>Provides that granting of a conditional use permit or special exception shall be based solely on county zoning regulations, provided that the applicant complies with any state or federal permit requirements.</i>	Support	Government, Military and Veterans Affairs	02/07/2024	Committee 01/18/2024 Notice of hearing for February 07, 2024 Referred to Government, Military and Veterans Affairs Committee Date of introduction
LB1384	(Raybould) Provide for grants to cities and villages from the Affordable Housing Trust Fund <i>Appropriates \$10M for grants to cities and villages for affordable housing.</i>	Monitor	Urban Affairs	02/06/2024	Committee 01/18/2024 Notice of hearing for February 06, 2024 Referred to Urban Affairs Committee Date of introduction
LB1405	(Wayne) Prohibit the purchase of single-family housing by certain entities	Monitor	Banking, Commerce and Insurance	02/12/2024	Committee 01/18/2024

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Document	Description	Position	Committee	Hearing Date	Status
	<i>Would provide that a corporation, hedge fund, or other business shall not purchase single-family housing in Nebraska unless the corporation, hedge fund, or other business is domiciled in Nebraska and the principal members of the corporation, hedge fund, or other business are residents of Nebraska.</i>				Notice of hearing for February 12, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1415	(Dover) Adopt the Property Tax Relief Act and change the Nebraska Property Tax Incentive Act <i>Provides \$1.7 billion in state funding directly to school districts, cities, counties, and villages for direct property tax relief. Eliminates the Property Tax Credit Incentive.</i>	Monitor	Revenue	02/02/2024	Committee 01/19/2024 Notice of hearing for February 02, 2024 Referred to Revenue Committee Date of introduction
LR6CA	(Erdman) Constitutional amendment to prohibit governmental entities from imposing any taxes other than retail consumption taxes and excise taxes <i>Constitutional amendment to prohibit governmental entities from imposing any taxes other than retail consumption taxes and excise taxes.</i>	Oppose	Revenue	03/03/2023	Committee 01/09/2023 Title printed. Carryover resolution Notice of hearing for March 03, 2023 Referred to Revenue Committee Date of introduction
LR7CA	(Erdman) Constitutional amendment to require the state to impose a consumption tax or an excise tax on all new goods and services and to provide a tax exemption for grocery items <i>Constitutional amendment to require the state to impose a consumption tax or an excise tax on all new goods and services and to provide a tax exemption for grocery items.</i>	Oppose	Revenue	03/03/2023	Committee 01/09/2023 Title printed. Carryover resolution Notice of hearing for March 03, 2023 Referred to Revenue Committee Date of introduction
LR30CA	(Murman) Constitutional amendment to provide for a different method of taxing commercial real property <i>Would amend the Constitution to allow the Legislature to provide that commercial real property, as defined by the Legislature, shall constitute a separate and distinct class of property for purposes of taxation and may provide for a different method of taxing commercial real property which results in values that are not uniform and proportionate with all other real property and franchises but which results in values that are uniform and proportionate upon all property within the class of commercial real property</i>	Monitor	Revenue	03/02/2023	Committee 01/20/2023 Title printed. Carryover resolution Notice of hearing for March 02, 2023 Referred to Revenue Committee Date of introduction
LR285CA	(McDonnell) Constitutional amendment authorizing the Legislature to provide a different method of taxing residential property <i>Corresponding constitutional amendment to LB 1362 which would provide that residential property valuations can only go up a maximum of 5% a year.</i>	Monitor	Revenue	02/23/2024	Committee 01/18/2024 Notice of hearing for February 23, 2024 Referred to Revenue Committee Date of introduction