

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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 Prohibits city and village officials and county planning commissions and county boards from granting conditional use permits or Redevelopment Contracts to anyone 180 days delinquent in real property taxes owed to that same city, village, or county.	Monitor	Urban Affairs	02/28/2023	General 03/24/2023 Title printed. Carryover bill Placed on General File Notice of hearing for February 28, 2023 Referred to Urban Affairs Committee
LB8	(Blood) Change provisions of the Mobile Home Landlord and Tenant Act and provide for certificates of title and liens for abandoned mobile homes Creates civil remedies for violations of the Mobile Home Landlord and Tenant Act and rental agreements, including a six percent per annum interest rate on any awarded damages. Allows tenant to terminate a rental agreement by giving at least 30 days' written notice, unless a longer notice period was agreed to. Removes landlord's requirement of giving 30 days' notice, if exercising an option to remove the tenant at the end of a written rental agreement. Tenants must have at least 3 months to comply with any new rules or regulations established by their landlord. For in-park sales, requires landlords to establish written criteria to evaluate the suitability of prospective buyers as tenants if they wish to disapprove of any such sales. Establishes that a landlord may terminate a tenancy if the tenant refuses to give the landlord reasonable lawful access after a notice period.	Monitor	Judiciary		Committee 01/09/2023 Title printed. Carryover bill Hunt name added Conrad name added Referred to Judiciary Committee
LB16	(Briese) Require occupational boards to issue certain credentials based on credentials or work experience in another jurisdiction and make a determination regarding an applicant with a criminal conviction, provide for jurisprudential examinations and appeals from denial of a license, and change requirements for membership of the State Electrical Board Requires occupational boards to issue certain credentials based on credentials or work experience in another jurisdiction and decide regarding an applicant with a criminal conviction, provide for jurisprudential examinations and appeals from denial of a license. Changes the membership requirements of the State Electrical Board to require the appointment of a journeyman, and an electrical contractor or master electrician, to be affiliated with a nonprofit labor organization for electrical workers. Requires the State Electrical Board to issue licenses to out-of-state applicants if certain criteria are met. Establishes the process for individuals with criminal convictions applying for occupational licenses and government certificates. Excludes CPAs, Realtors, architects, bankers, law enforcement, insurance	Monitor	Government, Military and Veterans Affairs	02/09/2023	Select 01/26/2024 Enrollment and Review ER43 filed Placed on Select File with ER43 Vargas name added Fredrickson name added
LB29	(Erdman) Change provisions relating to the assessment of real property that suffers significant property damage Replace term "destroyed" property with "damaged" property. Provides the County Assessor with a duty to inspect and review all properties for which a report has be filed. Must file a report to the County Board of Equalization on or before July 20th of the current assessment years. Eclause	Support	Revenue	01/27/2023	General 03/06/2023 Title printed. Carryover bill Revenue AM130 filed Placed on General File with AM130 Notice of hearing for January 27, 2023
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		Committee 01/09/2023

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	Intent for state to develop means and ways to utilize solar and wind energy. Counties and municipalities may utilize their authority to regulate districts and zones while considering the impact on the ability to utilize solar and wind power generation. Includes the creation of direct solar access permits to regulate interference with the right to direct sunlight. Declares void any instrument governing or regulating the ownership or use of real property that purports to prohibit or restrict installation of solar or wind energy systems. Includes restrictive covenants, fees, declarations, bylaws, or contracts. A homeowner or tenant shall be provided a civil cause of action against any party attempting to enforce any covenant, agreement, or restriction on the implementation of solar and wind energy systems.				Title printed. Carryover bill Hunt name added Referred to Judiciary Committee Date of introduction
LB79	(Erdman) Adopt the Nebraska EPIC Option Consumption Tax Act Enacts a Taxpayer Bill of Rights which would be enacted after Constitutional amendment passes abolishing our current tax system. In 2026, a consumption tax would be placed on all new goods and all services. The tax would be collected at the point of sale or service and remitted to the state. Includes goods purchased in another state for use or consumption in Nebraska.	Oppose	Revenue		Committee 01/09/2023 Title printed. Carryover bill Erdman priority bill Erdman AM314 filed Referred to Revenue Committee
LB113	(McDonnell) Appropriate funds for federal four and nine percent low-income housing tax credit programs \$10.5M from the GF in FY23-24 and FY24-25 to the DED for the Community and Rural Development program to contract with the NIFA for the development of affordable housing units eligible for federal housing tax credits.	Support	Banking, Commerce and Insurance	01/31/2023	Committee 01/10/2023 Title printed. Carryover bill Hunt AM1863 filed Hunt AM1862 filed Notice of hearing for January 31, 2023
LB146	(Kauth) Change provisions relating to assessment of improvements on leased lands and methods for giving notice by the Tax Commissioner Allows taxpayers to opt in to receive notice from the Tax Commissioner by email	Support	Revenue	02/01/2023	Select 02/24/2023 Title printed. Carryover bill Placed on Select File Cavanaugh, M. MO34 Bracket until February 24, 2023 filed Cavanaugh, M. MO34 failed
LB151	(Dover) Change provisions relating to the State Real Estate Commission Updates the election requirements of the Real Estate Commission to follow the congressional districts as they are redistricted.	Support	Banking, Commerce and Insurance	01/24/2023	Select 02/22/2023 Advanced to Enrollment and Review for Engrossment Title printed. Carryover bill Placed on Select File Placed on General File
LB152	(Dover) Eliminate registration requirements under the Membership Campground Act Eliminates all references to the Nebraska Real Estate Commission under the Membership Campground Act.	Monitor	Banking, Commerce and Insurance	02/13/2023	Committee 01/11/2023 Title printed. Carryover bill Notice of hearing for February 13, 2023 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB154	(DeBoer) Change notice provisions relating to treasurer's tax deeds	Support	Revenue	01/27/2023	Committee 01/11/2023

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	Requires purchaser or assignee to, within 5 days after the first publication of the notice, send via USPS a copy of such published notice to the person named as owner of record and then file an affidavit with the treasurer affirming that they sent such notice.				Title printed. Carryover bill Notice of hearing for January 27, 2023 Referred to Revenue Committee Date of introduction
LB164	(McKinney) Adopt updates to building and energy codes 2024 - Amended by Committee to contain provisions of the Inland Port Authority Act. Removed original sections. Adopts Chapter thirteen (13) of the 2021 edition of the International Building Code, Chapter eleven (11) of the 2021 edition of the International Residential Code, and the 2021 International Energy Conservation Code. Requires any new state, or partially state-funded, building to meet or exceed the 2021 International Energy Conservation Code. - Chapter 13 of the International Building Code would " provide minimum design requirements that will promote efficient energy utilization in buildings. The requirements address the building thermal envelope, the selection of HVAC and lighting equipment, and the installation of controls that dictate efficient operation." - Chapter 11 of the International Residential Code "contains provisions that set forth requirements for accessibility of buildings and their associated sites and facilities for people with physical disabilities. The fundamental philosophy of the code on the subject of accessibility is that everything is required to be accessible."	Oppose	Urban Affairs	01/24/2023	General 01/17/2024 Wayne AM2175 pending Wayne AM2175 filed Urban Affairs priority bill Urban Affairs AM2105 filed
LB169	(Hunt) Prohibit discrimination based upon sexual orientation and gender identity Includes sexual orientation and gender identity as protected classes of identity for anti-discrimination provisions	Support	Judiciary	03/01/2023	Committee 01/11/2023 Title printed. Carryover bill Dungan name added Wishart name added Notice of hearing for March 01, 2023
LB172	(Bostar) Adopt updated electrical standards Adopt the 2023 edition of the National Electrical Code	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
LB175	(Dungan) Adopt the Residential Tenant Clean Slate Act Clean slate relief by sealing records. Provides that a trial court that dismisses an eviction proceeding against a tenant shall immediately order clean slate relief to the tenant. Tenant is given opportunity to petition a court for clean slate relief if a writ of restitution is vacated or never executed. Also has right to petition a court for clean slate relief if three years have elapsed since issuance of the writ of restitution. In the event of no timely filed objection, the court shall grant the petition without further hearing. If there is a timely filed objection, a hearing occurs in which the objecting party has the burden to prove why the relief should not be granted.	Oppose	Judiciary	03/08/2023	Committee 01/11/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Referred to Judiciary Committee
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

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	Directs the Supreme Court to make reasonable efforts to ensure the accuracy of the report on eviction proceedings. Requires a person seeking possession of a property by eviction include the specific statutory authority, including the appropriate section and/or subdivision				Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Referred to Judiciary Committee
LB186	(Cavanaugh, J.) Adopt the Unlawful Restrictive Covenant Modification Act Allows a property owner to bring an action to modify its homeowner association's unlawfully restrictive covenant, if the association fails to modify the covenant upon request. Defines unlawful restrictive covenant as it is defined in §20-317: "any specification limiting the transfer, rental, or lease of any housing because of race, creed, religion, color, national origin, sex, disability, familial status, or ancestry." An action is filed with the register of deeds and the county attorney, the latter of whom decides whether the restriction is, in fact, unlawful	Support	Judiciary		Committee 01/11/2023 Title printed. Carryover bill 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 Requires the court to appoint counsel in an eviction proceeding in Lancaster and Douglas Counties if the tenant is not already represented. Tenants can choose to waive appointed counsel and retain their own counsel. Appointed counsel is also available for a forcible entry and detainer proceeding under the Mobile Home Landlord and Tenant Act. Requires the county where the action is filed to reimburse court ordered fees	Oppose	Judiciary	03/08/2023	Committee 01/11/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Hunt name added Conrad name added
LB192	(Halloran) Change the definition of household income for homestead exemptions Removes Social Security benefits from the definition of "Household Income."	Monitor	Revenue		Committee 01/11/2023 Title printed. Carryover bill Referred to Revenue Committee Date of introduction
LB208	(Bostar) Prohibit counties from prohibiting the use of residential property as short-term rentals Prohibits counties from prohibiting the use of property as a short-term rental, defined as a property rented for no longer than thirty days, except to address public health and safety and other concerns.	Monitor	Government, Military and Veterans Affairs	02/08/2023	Committee 01/12/2023 Title printed. Carryover bill Notice of hearing for February 08, 2023 Referred to Government, Military and Veterans Affairs Committee Date of introduction
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 Limits new projects under the Job Creation and Mainstreet Revitalization Act to cities of the second class and villages. Reduces required matching fund requirements to 25%.	Monitor	Revenue		Committee 01/12/2023 Title printed. Carryover bill Referred to Revenue Committee Date of introduction
LB237	(Wayne) Appropriate funds to the Department of Environment and Energy Appropriate \$1,000,000 from GF in FY23-24 and FY24-25 to the Department of Environment and Energy. Funds shall be used for the Low-Income Weatherization Assistance Program	Support	Appropriations	03/13/2023	Committee 01/12/2023 Title printed. Carryover bill Conrad name added Notice of hearing for March 13, 2023 Referred to Appropriations Committee

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LB246	(McKinney) Change provisions relating to sanitary and improvement districts Requires any sanitation improvement district located in whole or part in extraterritorial zoning jurisdiction of a municipality to obtain prior approval for any plans or contracts. SID is also subject to any reasonable planning requirements imposed by the municipality to ensure it complies with the comprehensive development plan, affordable housing action plan, and zoning regulations. If located in the territory of more than one municipality, the SID is subject only to the regulations of the largest municipality.	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
LB248	(Vargas) Prohibit discrimination based on lawful source of income under the Nebraska Fair Housing Act and create the Landlord Guarantee Program Adds "lawful source of income" as a prohibited basis of discrimination under the Fair Housing Act. Lawful source of income includes benefits from the federal government such as public or housing assistance. Fair Housing Act does not prohibit offering otherwise nondiscriminatory housing benefits solely intended for recipients of public assistance. Creates the Landlord Guarantee Program to provide grants to reimburse landlords for unpaid rent or damages arising from residential tenancies. Administered by the Fair Housing Commission. Landlords can apply for a grant (up to \$5000) if the landlord has given tenants on housing assistance relief from the rental agreement and delayed terminating due to unpaid rent.	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
LB270	(McKinney) Change provisions relating to the Uniform Residential Landlord and Tenant Act and rental registration ordinances Any city or village that adopts a rental registration ordinance and inspects a property must inform the resident if an inspection code violation is found. If a city or village plans to condemn a property for inspection code violations, they must meet with the resident and conduct a plan to provide housing, food, transportation, moving expenses, and legal services. If a lease is terminated, a landlord may be entitled to damages only if the landlord is in compliance with the rental registration ordinances. Requires landlord to remove any lead service lines that exist on the premises and replace such lines with modern service lines.	Monitor	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
LB317	(von Gillern) Change provisions relating to inspection of real property by county assessors Directs that inspections of real property for tax assessment purposes shall be completed in the manner as directed by the County Assessor.	Monitor	Revenue	02/16/2023	General 03/16/2023 Title printed. Carryover bill Placed on General File Notice of hearing for February 16, 2023 Referred to Revenue Committee
LB367	(Conrad) Adopt the Fair Chance Hiring Act Employers and employment agencies may not ask applicants to disclose criminal records or history until after the applicant has received a conditional offer of employment. A limited inquiry into an applicant's criminal record or history is permissible only if: - Criminal history check is required by law, or - A criminal background disqualifies the applicant based on federal or state law even if such law allowed for a waiver that would allow the applicant to be employed Provides employers and employment agencies with a duty to deliver specified information in a pre-adverse action notice if they intend to deny or disqualify an applicant. Gives the applicant a right to respond to the pre-adverse action notice with mitigation or rehabilitation evidence. Requires record keeping by employers and employment agencies regarding applicant data and procedures	Oppose	Business and Labor	03/13/2023	Committee 01/17/2023 Title printed. Carryover bill Hunt AM1962 filed Hunt AM1961 filed Notice of hearing for March 13, 2023
LB389	(Linehan) Restrict the use of tax-increment financing	Oppose	Urban Affairs	01/31/2023	Committee 01/17/2023

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	A parcel of land cannot have its property taxes divided using tax increment financing if the same parcel or property had used TIF in the last 50 years				Title printed. Carryover bill Wayne name added Notice of hearing for January 31, 2023 Referred to Urban Affairs Committee
LB394	(Erdman) Change provisions relating to the determination of damages as a result of eminent domain Damages for eminent domain: For property other than agricultural land, the damages shall include: (i) The fair market value of the condemned property; (ii) Reasonable severance damages; and (iii) The condemnee's abstracting expenses. For agricultural land, (i) Two times the fair market value of the condemned property; (ii) Reasonable severance damages; and (iii) The condemnee's abstracting expenses.	Monitor	Judiciary		Committee 01/17/2023 Title printed. Carryover bill Referred to Judiciary Committee Date of introduction
LB424	(DeBoer) Create the Department of Housing and Urban Development Creates the Department of Housing and Urban Development to administer programs that provide housing to Nebraskans and address housing issues. Creates a Director of Housing and Urban Development and a Housing Advisory Commission of nine members, all appointed by the Governor.	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
LB481	(Raybould) Adopt the Housing Incentive District Act Would appropriate \$2M each year to create a grant to assist in developing necessary housing across the state. Authorizes cities and counties to directly finance public improvements that will support housing in areas designated housing incentive districts	Monitor	Urban Affairs		Committee 01/19/2023 Title printed. Carryover bill Referred to Urban Affairs Committee Date of introduction
LB504	(Aguilar) State intent to transfer and appropriate funds for housing Transfer \$25M from GF in FY 23-24 and 24-25 to the Rural Workforce Housing Investment Fund; AND Transfer \$25M from GF in FY 23-24 and 24-25 to the Affordable Housing Trust Fund.	Support	Appropriations	03/08/2023	Committee 01/19/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Referred to Appropriations Committee Date of introduction
LB515	(Walz) Adopt the Rural Economic Development Initiative Act Appropriates \$15M in FY 23-24 and Creates the Economic Development Grant Program administered by DED. Allows one grant per county and the grant is to hire up to one additional full-time employee for a nonprofit economic development corporation to assist cities of first class, cities of second class, villages, and rural areas within the county by providing assistance with the creation of economic development plans; identifying and applying for economic development grants; identifying and pursuing options to improve housing stock in target communities; promoting new development; providing assistance with workforce retention; advocating for cities, villages, and rural areas within the county when businesses are looking to locate or relocate; and providing information regarding economic development opportunities available at the state and national level.	Support	Banking, Commerce and Insurance	01/31/2023	Committee 01/19/2023 Title printed. Carryover bill Notice of hearing for January 31, 2023 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB530	(McKinney) Change provisions of the Nebraska Housing Agency Act Omaha Housing Authority shall elect two adult recipients of direct assistance from the agency to the board. 4-year terms. The housing agency shall hold an election, allowing each adult direct recipient of its assistance to vote by secret written ballot for resident commissioner and executive director.	Monitor	Urban Affairs	02/28/2023	Committee 01/19/2023 Title printed. Carryover bill McKinney AM494 filed Notice of hearing for February 28, 2023 Referred to Urban Affairs Committee

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LB545	(Conrad) Change provisions relating to an action for possession under the Uniform Residential Landlord and Tenant Act Provides that a court grant an extension of time beyond the 10-14 days the statute requires an action for possession to be held after issuance of the summons. If the plaintiff prevails at trial, possession of the premises should be restored not less than 10 days after issuance of writ of restitution.	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
LB556	(Brandt) Adopt the Capacity Grant Act to provide grants to nonprofit organizations that administer weatherization programs through the low-income home energy assistance program Adopts the Capacity Grant Act administered by DE&E to provide grants to nonprofit organizations that administer weatherization programs through the low-income home energy assistance program. Program may award up to \$250,000 to eligible nonprofits in each congressional district every year from 2023 to 2026	Support	Natural Resources	02/01/2023	Committee 01/19/2023 Title printed. Carryover bill Notice of hearing for February 01, 2023 Referred to Natural Resources Committee Date of introduction
LB577	(Cavanaugh, J.) Change provisions relating to collection of delinquent real property taxes by sale of real property Requires County Treasurer to include the property situs and the property owner's billing address on the list of properties for sale due to delinquent property taxes. County treasurer must give notice of the impending tax sale to delinquent property owners three weeks prior to the sale via personal service, first class or certified mail depending on current occupancy. Similar notice required after the issuance of the sales certificate. When purchaser moves to redeem tax certificate if the assessed value of the real estate is higher than the redemption amount, then the purchaser or his or her assignee shall foreclose the lien represented by the tax sale certificate pursuant to section 77-1902.	Support	Revenue		Committee 01/19/2023 Title printed. Carryover bill Wayne name added Referred to Revenue Committee Date of introduction
LB636	(Albrecht) Prohibit political subdivisions from restricting certain energy services Prohibits counties, cities, villages, and other political subdivisions from prohibiting natural gas utilities, natural gas transmission companies, and marketers of propane from operating within such political boundaries.	Support	Natural Resources	02/08/2023	General 03/06/2023 Title printed. Carryover bill Placed on General File Notice of hearing for February 08, 2023 Referred to Natural Resources Committee
LB643	(Brewer) Adopt the Abandoned Mobile Home Act and change provisions relating to abandoned vehicles See LB 8	Monitor	Judiciary		Committee 01/20/2023 Title printed. Carryover bill Referred to Judiciary Committee Date of introduction
LB670	(Hunt) Prohibit discrimination under the Nebraska Fair Employment Practice Act on the basis of gender identity or sexual orientation and prohibit discrimination by employers regardless of size Prohibits discrimination by employers, regardless of size, based on sexual orientation, or gender identity	Monitor	Business and Labor	02/13/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for February 13, 2023 Referred to Business and Labor Committee Date of introduction

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LB692	(Linehan) Adopt the Good Life Transformational Projects Act and change the sales tax rate Amended into LB727. Creates the Good Life Transformational Projects Act to promote and develop the general and economic welfare of NE and its communities by providing support for political subdivisions in developing unique NE projects that will attract new industries and employment opportunities and further grow and strengthen NE's retail, entertainment, and tourism industries. Allows the establishment of Good Life Districts funded in part by a designated portion of state sales tax revenue collected within such districts (25 years max). Other funding from bonds, public-private partnerships, or other financing mechanisms. Eligible projects include: - (a) total development costs of the proposed project exceed: (i) \$1B if the project is proposed for a city of the metropolitan class; (ii) \$750M if the project is proposed for a city of the primary class; or (iii) \$500M if the project is proposed for a city of the first class, city of the second class, or village; - (b) Includes documentation demonstrating the project will directly or indirectly result in the creation of: (i) 1,000 new jobs if the project is proposed for a city of the metropolitan class; (ii) 500 new jobs if the project is proposed for a city of the primary class; or (iii) 250 new jobs if the project is proposed for a city of the first class, city of the second class, or village; and - (c) If the project is principally comprised of retail, includes a report showing: (i) That upon completion of the project, at least 20% of sales at the project will be made to persons residing outside the State and the project will attract new-to-market retail to the state and will generate a minimum of three million visitors per year; and (ii) The ability of the project to capture sufficient market share to remain profitable and sustainable past the term of repayment and maintain status as a significant retail and travel decision driver;	Monitor	Revenue	03/08/2023	Committee 01/20/2023 Title printed. Carryover bill Linehan AM727 filed Notice of hearing for March 08, 2023 Referred to Revenue Committee
LB697	(Conrad) Change the Nebraska Job Creation and Mainstreet Revitalization Act Amended into LB727. Provides coverage under this act for buildings and at-grade structures with valuations above \$5,000. Provides a credit against income tax for historically significant real property. If located in counties that contain a city of metropolitan class, the credit shall equal to 25% of eligible expenditures; If located in any other county, the credit shall equal 30% of eligible expenditures. In calendar years beginning on or after January 1, 2025, the total amount of credits allowable to be allocated in a single calendar year is \$12,000,000. Reserving \$4,000,000 for applicants seeking a credit less than \$100,000	Monitor	Revenue		Committee 01/20/2023 Title printed. Carryover bill Vargas name added Referred to Revenue Committee Date of introduction
LB707	(Dungan) Provide for grants to cities of the primary class from the Affordable Housing Trust Fund Requires DED to create and administer the Transforming Cities of the Primary Class Program. Eligible applicants may use grants (up to \$10M) to construct housing to address needs. Affordable Housing Trust Fund will be the source of the grant.	Oppose	Urban Affairs	02/21/2023	General 03/07/2023 Title printed. Carryover bill Conrad name added Placed on General File Notice of hearing for February 21, 2023
LB714	(Cavanaugh, J.) Change provisions of the Nebraska Affordable Housing Act Defines low-income and very low-income households as follows: Low-income family means a household that makes equal to or greater than fifty percent but not exceeding eighty percent of the area median income; and (b) Very low-income family means a household that makes equal to or greater than thirty percent but not exceeding fifty percent of the area median income. Expands use for low-rate mortgage assistance. For-profit entities may receive assistance under the Act without working in conjunction with one of the other eligible organizations subject to the following conditions: (a) For-profit entities are only eligible for new funds as of January 1, 2023, that have been transferred from the General Fund or Cash Reserve Fund into the Affordable Housing Trust Fund; and (b) For-profit entities applying independently are not eligible to receive funds. Additional application period(s) can be open if the funds allotted for the calendar year are not spent. Reduces application period to sixty (60) days. Appropriates \$25M from the General Fund in FY23-24 and FY 24-25	Monitor	Health and Human Services	02/24/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for February 24, 2023 Aguilar name added Referred to Health and Human Services Committee

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LB715	(Cavanaugh, J.) Require the Governor to apply for emergency rental assistance under the federal American Rescue Plan Act of 2021 Requires Governor to apply for all available federal funds for emergency rental assistance and disburse received proceeds	Monitor	Government, Military and Veterans Affairs	03/24/2023	Committee 01/20/2023 Title printed. Carryover bill Day name added Notice of hearing for March 24, 2023 Hunt name added
LB741	(Vargas) State intent to transfer money and appropriate funds relating to housing \$25M from the GF for FYs 23-24 and 24-25 to the Rural Workforce Housing Investment Fund to provide workforce housing grants under the Rural Workforce Housing Investment Act. And \$25M from the GF for FYs 23-24 and 24-25 to the Affordable Housing Trust Fund to finance loans, grants, subsidies, credit enhancements, and other financial assistance for community affordable housing projects and administrative expenses.	Support	Appropriations	03/08/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Referred to Appropriations Committee Date of introduction
LB746	(Cavanaugh, M.) Restrict the use of tax-increment financing Provides that if the ad valorem tax total for a redevelopment project exceeds \$20 million, the tax bill cannot be divided pursuant to the tax-increment financing statute unless the division of the taxes has approved by voters	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
LB747	(Cavanaugh, M.) Provide an income tax credit for renters and change provisions relating to a property tax credit Provides an income tax credit against NE state taxes for individuals who pay rent for their primary residence. The credit shall equal the greater of 4% of the total amount of rent paid during the taxable year, or \$200 dollars, but in no case shall the credit exceed \$1000. Grants property tax relief in the amount of \$200 million under the Property Tax Credit Act	Monitor	Revenue		Committee 01/20/2023 Title printed. Carryover bill Hunt name added Referred to Revenue Committee Date of introduction
LB756	(Vargas) Change the Nebraska Job Creation and Mainstreet Revitalization Act Amended into LB727. In a county with a city of the metropolitan class, the credit shall be equal to 25% of eligible expenditures. In all other counties, the credit shall be equal to 30% of eligible expenditures. The maximum credit for any one project shall not be more than \$2 million. On or after 1/1/24, the total amount of credits that may be allocated in any calendar year is limited to \$12 million, of which \$4 million shall be reserved for applications seeking an allocation of credits of less than \$100,000.	Monitor	Revenue		Committee 01/20/2023 Title printed. Carryover bill Referred to Revenue Committee Date of introduction
LB786	(McKinney) State intent to appropriate funds to the Department of Economic Development \$50M in FY23-24 and FY24-25 to DED in order to build affordable housing units near the Omaha airport	Monitor	Appropriations	03/08/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Referred to Appropriations Committee Date of introduction
LB789	(Wayne) Appropriate funds to the Department of Economic Development Appropriate \$50M in FY23-24 and FY24-25 from the GF to the DED in contract with NIFA to fund innovative housing solutions	Support	Appropriations	03/08/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Referred to Appropriations Committee

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Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
					Date of introduction
LB801	(Vargas) State intent to transfer money to the Middle Income Workforce Housing Investment Fund and the Affordable Housing Trust Fund Transfer \$100M from the GF for fiscal year 2023-24 and FY 24-25 to the Middle Income Workforce Housing Investment Fund and the Affordable Housing Trust Fund for workforce housing grants.	Monitor	Appropriations	03/08/2023	Committee 01/20/2023 Title printed. Carryover bill Notice of hearing for March 08, 2023 Referred to Appropriations Committee Date of introduction
LB831	(Blood) Change provisions of the Noxious Weed Control Act and provide for control of restricted plants LB 831: Adds restricted plants to the noxious weed control act. Defined as any non-native plant species that is designated and listed as restricted in rules and regulations adopted and promulgated by the director of agriculture. Both noxious and restricted plant species may be designated as so due to the detrimental effect of the species on crops, livestock, the ecology of the state, or the welfare of residence of the state, or invasiveness of the species. The Director must prepare, publish, and revise lists of plants and distribute them to the public through cooperative extension services, control, authorities, and any other body the director deems appropriate.	Monitor	Agriculture	01/30/2024	Committee 01/05/2024 Blood AM2113 filed Notice of hearing for January 30, 2024 Referred to Agriculture Committee Date of introduction
LB842	(McKinney) Change provisions relating to affordable housing under the Municipal Density and Missing Middle Housing Act, the Nebraska Affordable Housing Act, and the Nebraska Housing Agency Act Amends Missing Middle definition of affordable housing residential dwelling unit to include those that are affordable to a household earning not more than 120% of the area median income; and for rental units require payment of monthly rental cost, including utilities, of no more than 30% of the tenants annual income. Area median income means the median, household income, adjusted for family size, for an applicable income limit areas, as determined by HUD. Low income household means a household earning more than 50%, but not more than 80% of the area median income. Very low income household means a household earning not more than 50% of the area median income. Replaces all references to families with the word households. Allows projects making reentry or transitional housing, more accessible to be funded by the affordable housing trust fund. With regards to the housing agency act; rental unit, monthly rental cost, including utilities, cannot exceed more than 30% of the tenants annual income. Amends definition of a mixed income development to require that the incomes of other persons at initial occupancy shall not exceed 140% of the median income in the county in which the development is located. (Was 100%). Increases income of families from 80% to 120% of the area median income. Amends definition of qualifying tenants to include those whose income does not exceed 120% of the maximum income (was 125%). For mixed income developments that are solely owned by a local housing authority, no person occupying such development shall have an income at initial occupancy which exceeds 140% of the median income (was 100%).	Monitor	Urban Affairs	01/30/2024	Committee 01/05/2024 Notice of hearing for January 30, 2024 Referred to Urban Affairs Committee Date of introduction
LB843	(McKinney) Change provisions of the Middle Income Workforce Housing Investment Act Increases maximum grants from \$5 million-\$10 million. For grants awarded before the effective date of the legislation, the applicant shall provide the currently required 50% in matching funds. For grants after the effective date of the act, the applicant shall provide at least 25% in matching funds.	Support	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	Oppose	Judiciary	01/31/2024	Committee 01/05/2024

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	Prohibits eviction of a tenant if the eviction would result in the tenant having to vacate the dwelling unit during the school year; and the tenant is any of the following: a child; a person having legal custody of a child, including, but not limited to the child's parent, step parent, adoptive, parent, guardian, foster parent, or custodian; or a school employee. The prohibition does not apply if the action for possession or an eviction is pursuant to section 76-1431 (4) which includes criminal activity.				Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction
LB846	(Hunt) Adopt the Bed Bug Detection and Treatment Act Requires a tenant to promptly, notify the landlord by written or electronic notice. When the tenant knows or reasonably suspects, their unit contains bedbugs, requires the tenant to retain sufficient proof of the delivery of the electronic notice. A landlord, not more than 96 hours after receiving notice of the bedbugs, after providing notice to the tenant, shall have an inspection of the dwelling unit performed by a qualified inspector; may enter the dwelling unit, or any contiguous dwelling unit for the purposes of allowing the inspection. If the inspection confirms the presence of bedbugs, the landlord shall also cause to be performed an inspection of all contiguous dwelling units as promptly as it is reasonably practical. If a landlord obtains an inspection, they shall provide written notice to the tenants within two business days after the inspection, indicating whether the dwelling unit contains bedbugs. Set notice shall also inform the tenant that if the tenant remains concerned, they may contact the local public health department to report such concerns. A qualified inspector determines there is evidence of bedbugs and any stage they shall provide a report to the landlord within 24 hours or in a timeline pursuant to the pesticide act. No later than five business days after the date of the inspection, the landlord shall commence reasonable measures to effectively treat the bedbug presence, including retaining the services of a pest control agent to treat the dwelling unit in any contiguous dwelling unit. The landlord is responsible for all costs associated with an inspection for the treatment of bedbugs. If a landlord, qualified inspector, or pest control agent must enter a dwelling for the purposes of conducting an inspection or treating the presence of bedbugs. The landlord shall provide the tenant with reasonable, written or electronic notice at least 48 hours before the landlord, or others attempts to enter the dwelling unit. A rental agreement may provide for a different minimum time for the notice and a tenant may waive the notice requirement. A tenant who receives such notice shall not unreasonably deny the landlord or others access. If a qualified inspector finds bedbugs, they may have additional access to the tenants personal belongings the inspector reasonably believes necessary. If any personal property belonging to the tenant is found to contain bedbugs, the qualified inspector shall advise them that the property should not be removed from the dwelling unit until an agent determines that the bedbug treatment has been completed. The tenant shall not dispose of any personal property that was determined to contain bedbugs in a common area or such disposal may wrist and festination of other dwelling units. Landlords are not required to provide alternative lodging or to pay to replace a tenants personal property. A landlord shall not rent a dwelling unit that they know, or reasonably suspects to contain bedbugs. Landlords who fail to comply with the act are liable to the tenant for tenants actual damages, landlords may apply to the for injunctive relief against a tenant who refuses to provide reasonable access or fails to comply with the reasonable request for inspection and treatment of a dwelling unit. If a court finds a tenant has unreasonably failed to comply, the court issue, temporary order to carry out the act, including granting the Lord landlord access and the right to engage in inspection and treatment manager majors and require the tenant to comply with specific bedbug inspection and treatment measures or assess the tenant with cost and damages related to the tenants noncompliant. Any court order shall be served upon the tenant at least 24 hours before a landlord or other person enters the dwelling unit. Remedies under this act, are in addition to any other remedy available at law or an equity. A landlord who complies with the act as deemed to have satisfied the requirements of section 76-1419 (fit premises) with respect to matters concerning bedbugs.	Oppose	Judiciary	01/31/2024	Committee 01/05/2024 Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction
LB850	(Jacobson) Change the authorized use of certain Federal Funds for housing	Monitor	Appropriations	02/20/2024	Committee 01/05/2024

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	Requires that ARPA funds that were previously designated as aid for grants to prepare land parcels pursuant to the rural workforce housing, investment act, now be used by the DED for grants for rehabilitation and adaptive reuse of vacant or abandoned property in disproportionately impacted rural communities. Defined disproportionately impacted rural communities as any city or village that is located in a county with a population of fewer than 100,000 and is determined by the department of economic development to have experience disproportionately negative impacts on public health or the economy, or both, due to COVID-19; and rehabilitation and adaptive reuse includes land acquisition, predevelopment, and site work in preparation for affordable housing development, or installation of neighborhood features for public use, such as parks, recreation, facilities, sidewalks, or community gardens.				Notice of hearing for February 20, 2024 Referred to Appropriations Committee Date of introduction
LB853	(Jacobson) Change provisions relating to homestead exemptions Adjusts parameters for homestead exemptions. Increases the value to mean the lesser of the taxable value or 350% of the average assessed value of a single-family residential property in the county Or \$300,000 whichever is greater. Increases the exempt amount from 120% of the average assessed value or \$50,000 to 350% of the average assessed value or \$300,000 whichever is greater. Increases exemption for veterans to equal an amount, equal to the exempt amount multiplied by the disability percentage of the veteran. Changes income qualifications to household incomes of \$75,000 or less. For single claimants the claimant's household income is \$60,000 or less.	Support	Revenue		Committee 01/05/2024 Brewer name added Day name added Referred to Revenue Committee Date of introduction
LB873	(Ballard) Change provisions relating to real estate closing agents Amends definition of real funds to include real-time or instant payments through the FedNow® Service of the United States Federal Reserve System or through the RTP® network of The Clearing House Payments Company L.L.C. (Bill from the NE Land Title Association)	Support	Banking, Commerce and Insurance	02/12/2024	Committee 01/05/2024 Notice of hearing for February 12, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB877	(Holdcroft) Change provisions relating to agricultural or horticultural land receiving special valuation The land shall consist of five contiguous acres or more or if the land consists of less than five contiguous acres, the owner or lessee of the land shall provide an Internal Revenue Service Schedule or other suitable tax document reporting a profit or loss from farming for two out of the last three years for such land.	Monitor	Revenue		Committee 01/05/2024 Referred to Revenue Committee Date of introduction
LB881	(Ballard) Redefine a term under the Middle Income Workforce Housing Investment Act Within a city of the primary class or within a county in which a city of the primary class is located	Support	Urban Affairs	01/23/2024	Committee 01/05/2024 Notice of hearing for January 23, 2024 Referred to Urban Affairs Committee Date of introduction
LB886	(Conrad) Provide restrictions on the regulation of political signs by homeowners associations	Monitor	Judiciary	01/25/2024	Committee 01/05/2024

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	a homeowner association may not adopt or enforce a restrictive covenant that prohibits a property owner from displaying political signs on the owner's property advertising a candidate or a ballot measure in an election for which such signs pertain for the period beginning ninety days before the election and ending ten days after the election. Does not prohibit the adoption or enforcement of a covenant: (a) Requiring a sign to be mounted to the ground; (b) Limiting a property owner to displaying only one sign for each candidate or each ballot measure; or (c) Prohibiting a sign that: (i) Contains roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component; (ii) Is attached in any way to plant material, a traffic control sign or device, a light pole, a trailer, a vehicle, or any other similar object; (iii) Includes the painting of architectural surfaces; (iv) Threatens public health or safety; (v) Is larger than four feet by six feet; (vi) Contains language, graphics, or any display that would be offensive to the ordinary person; (vii) Is accompanied by music or other sounds or by streamers or is otherwise distracting to passing motorists; or (viii) Violates any law. (4) A homeowner association may remove a sign that is displayed in violation of any restrictive covenant not prohibited by this section.				Notice of hearing for January 25, 2024 Blood name added Referred to Judiciary Committee Date of introduction
LB888	(Vargas) Appropriate funds to the Department of Economic Development \$25 million in FY24-25 for Rural Workforce Housing Investment Act	Support	Appropriations	02/14/2024	Committee 01/05/2024 Notice of hearing for February 14, 2024 Referred to Appropriations Committee Date of introduction
LB889	(Vargas) Appropriate funds to the Department of Economic Development \$25 million for Rural Workforce Housing	Support	Appropriations	02/14/2024	Committee 01/05/2024 Notice of hearing for February 14, 2024 Referred to Appropriations Committee Date of introduction
LB897	(Lippincott) Appropriate funds to the Department of Economic Development for a workforce housing grant program Appropriates \$20m to workforce housing grant program	Support	Appropriations	02/14/2024	Committee 01/05/2024 Notice of hearing for February 14, 2024 Referred to Appropriations Committee Date of introduction
LB914	(Cavanaugh, J.) Adopt the Uniform Unlawful Restrictions in Land Records Act An owner of real property subject to an unlawful restriction may submit to the recorder for recordation in the land records an amendment to remove the unlawful restriction, but only as to the owner's property. The governing body of an association of owners identified in a governing instrument may, without a vote of the members of the association, amend the governing instrument to remove an unlawful restriction. An amendment under the must identify the owner, the real property affected, and the document containing the unlawful restriction. The amendment must include a conspicuous statement in substantially the following form: "This amendment removes from this deed or other document affecting title to real property an unlawful restriction as defined under the Uniform Unlawful Restrictions in Land Records Act. This amendment does not affect the validity or enforceability of a restriction that is not an unlawful restriction." The amendment must be executed and acknowledged in the manner required for recordation of a document in the land records. The amendment must be recorded in the land records of each county in which the document containing the unlawful restriction is recorded. The amendment does not affect the validity or enforceability of any restriction that is not an unlawful restriction. The amendment or a future conveyance of the affected real property is not a republication of a restriction that otherwise would expire by passage of time under other law of this state. The recorder shall record an amendment submitted under the Uniform Unlawful Restrictions in Land Records Act, add the amendment to the index, and cross reference the amendment to the document containing the unlawful restriction. The recorder and the recorder's jurisdiction are not liable for recording an amendment under the Act. In applying and construing the Uniform Unlawful Restrictions in Land Records Act, a court shall consider the promotion of uniformity of the law among jurisdictions that enact it.	Monitor		01/25/2024	Introduced 01/04/2024 Notice of hearing for January 25, 2024 Date of introduction

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
LB924	(McKinney) Provide a homestead exemption for residents of qualified census tracts Homestead exemption based on income level of those that live in a qualified census tract. Contains a sliding scale for exemption amount.	Support			Introduced 01/04/2024 Date of introduction
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 Any state agency, county, city, or village that requires an inspection as part of a building permit may allow for virtual inspection by an authorized inspector if the following conditions are met: (i) The inspection is of an area of a building that is less than 3 stories in height and under 10,000 square feet; (ii) The individual requesting or holding the building permit has provided a list of personnel who are completing the work onsite; and (iii) Except as provided in subdivision (b) of this subsection, the virtual inspection is conducted live with both the individual requesting or holding the building permit and the authorized inspector. (b) Inspections required for building permits of a nonstructural nature, as determined by the permitting entity, or any reinspection may be conducted using video or photo documentation. Any state agency, county, city, or village that requires an inspection by an authorized inspector as part of a building permit or structural scope of project shall make inspection records available to the public if the structure for which the permit was requested or issued is standing at the time of the request	Monitor		02/13/2024	Introduced 01/04/2024 Notice of hearing for February 13, 2024 Date of introduction
LB948	(McDonnell) Provide certain requirements for redevelopment contracts under the Community Development Law Project Labor Requirements: A redevelopment contract for a redevelopment plan or project that includes the division of taxes as provided shall include a provision requiring that any laborers and mechanics employed by the redeveloper or by any contractor or subcontractor to perform the construction work for the redevelopment project shall be paid 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. The contract shall include the following provisions: (i) A requirement that not less than 15% of the total labor hours of the construction work for the redevelopment project, including such work performed by any contractor or subcontractor, shall be performed by qualified apprentices, subject to any applicable requirements for apprenticeship-to-journeyworker ratios of the US Department of Labor or the NE Department of Labor; and (ii) A requirement that each redeveloper, contractor, or subcontractor that employs four or more individuals to perform construction work with respect to the redevelopment project shall employ one or more qualified apprentices to perform such work. The redevelopment contract shall provide an exception to the requirements in the event that qualified apprentices have been requested from a registered apprenticeship program.	Oppose		01/30/2024	Introduced 01/04/2024 Notice of hearing for January 30, 2024 Date of introduction
LB949	(Linehan) Change provisions relating to inspection of real property by county assessors Inspection of real property may be completed remotely via the Internet or other electronic means	Monitor		01/26/2024	Introduced 01/04/2024 Notice of hearing for January 26, 2024 Date of introduction
LB977	(Blood) Prohibit discrimination based on military or veteran status Adds military or veteran status as a protected class.	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

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
LB989	(Dungan) Change and eliminate provisions of the Nebraska Appraisal Management Company Registration Act and the Real Property Appraiser Act New Requirement that at the time an application for renewal of a registration is made, or the time an individual owner of more than ten percent of an appraisal management company is identified by the board, they must submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation if a fingerprint based national criminal history records check has not been completed. Any member of the board, employee of the board, or person under contract with the board shall be immune from any civil action or criminal prosecution for initiating or assisting in any lawful investigation of the actions of or any disciplinary proceeding concerning an appraisal management company pursuant to the Nebraska Appraisal Management Company Registration Act if the member, employee, or person initiates or assists in such investigation or proceeding without malicious intent and in the reasonable belief that the investigation or proceeding was allowed by the powers vested in such member, employee, or person.	Monitor	Banking, Commerce and Insurance	01/23/2024	Committee 01/09/2024 Notice of hearing for January 23, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB991	(Bostar) Adopt the Blockchain Basics Act An individual may engage in home digital asset mining as long as such individual complies with all local noise ordinances; and operate a node for the purpose of connecting to a blockchain protocol or a protocol built on top of a blockchain protocol and transferring digital assets on a blockchain protocol or to participate in staking on a blockchain protocol. An individual engaged in home digital asset mining, a digital asset mining business, or operating a node or a series of nodes on a blockchain protocol shall not be required to obtain a license under the Nebraska Money Transmitters Act. A digital asset mining business may engage in digital asset mining in any area that is zoned for industrial use. A political subdivision shall not: (1) Set a specific limit on sound decibels generated from home digital asset mining other than the limits set by the political subdivision for sound pollution generally; (2) Set a specific limit on sound decibels generated from a digital asset mining business other than limits set for sound pollution which apply to industrial zoned areas generally; (3) Impose any requirement on a digital asset mining business that is not also a requirement for data centers within the area of jurisdiction for such political subdivision; or (4) Make a zoning change to an area with a digital asset mining business without conducting all required notice and hearing procedures. A digital asset mining business may appeal such zoning change to the proper court of jurisdiction. A judge of such court shall reject such zoning change if the change was made to discriminate against a digital asset mining business. A business offering to provide staking as a service for individuals or other businesses shall not be considered as offering a security under the Securities Act of Nebraska. The state or any political subdivision thereof shall not: (a) Prohibit, restrict, or otherwise impair the ability of an individual to use: (i) A controllable electronic record to purchase legal goods or services; or (ii) A self-hosted, third-party, or hardware storage wallet for self-custody of controllable electronic records; or (b) Impose any additional tax, withholding, assessment, or charge on a controllable electronic record used as a method of payment based solely on the use of the controllable electronic record as the method of payment. A controllable electronic record used as a method of payment shall not be subject to any Nebraska income tax for any transaction valued at \$200 or less. For calendar year 2025 and each calendar year thereafter, the \$200 limit shall be adjusted by the percentage change in the CPI from the twelve months ending August 31, 2023, to the twelve months ending on August 31 of the year preceding the applicable calendar year. The \$200 limit shall be adjusted for cumulative inflation since 2024. This section does not prohibit the state or any political subdivision thereof from imposing or collecting a tax, withholding, assessment, or charge that would otherwise be collected if the transaction had taken place with United States currency.	Monitor	Banking, Commerce and Insurance	01/30/2024	Committee 01/09/2024 Notice of hearing for January 30, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB992	(Dungan) Change provisions of the Real Property Appraiser Act Removes requirement for high school diploma and completion of the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. If applying after 12/31/25, applicants must successfully complete varying educational and testing requirements depending on what type of credential is being sought.	Monitor	Banking, Commerce and Insurance	01/23/2024	Committee 01/09/2024 Notice of hearing for January 23, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
LB1019	(Holdcroft) Change provisions relating to the correction of assessment and tax rolls The final order of an applicable administrative body or court is added to the reasons the county assessor or county clerk shall correct the assessment and tax rolls.	Support	Revenue		Committee 01/09/2024 Referred to Revenue Committee Date of introduction
LB1039	(Vargas) Appropriate funds to the Department of Economic Development \$25million from the General Fund for FY24-25 to DED for Middle Income Workforce Housing Investment Act; and \$25 million from the General Fund for FY24-25 to DED for Rural Workforce Housing Investment Act.	Support	Appropriations	02/14/2024	Committee 01/10/2024 Notice of hearing for February 14, 2024 Referred to Appropriations Committee
LB1041	(Fredrickson) Change provisions relating to homestead exemptions After county board of equalization action pursuant to sections 77-1502 to 77-1504.01 and on or before September 1 each year, the county assessor shall certify to the Department of Revenue the average assessed value of single-family residential property in the county for the current year and the percentage change of such average assessed value from the preceding year. Homestead exemption value allowance shall be additionally adjusted by the percentage increase, if any, of the average assessed value of single-family residential property in the claimant's county of residence as determined in section 77-3506.02.	Monitor	Revenue		Committee 01/10/2024 Referred to Revenue Committee
LB1043	(McKinney) Require the development of certain real property and provide for the revocation of property tax exemptions A nonprofit economic development corporation that owns or acquires underutilized tax-exempt property located within a high-poverty area shall develop such property within two years after the effective date of this act or the date of acquiring such property, whichever is later. Such development must: (i) Increase the market value of the property by at least twentyfive percent; and (ii) Result in the creation of new jobs or the starting of a new business on such property. (b) The nonprofit economic development corporation shall electronically submit a development plan for the underutilized tax-exempt property to the department, the Clerk of the Legislature, and the chairperson of the Urban Affairs Committee of the Legislature within ninety days after the effective date of this act or the date of acquiring the property, whichever is later. The development plan shall include a description of the proposed development and an estimated timeline for such development. (c)(i) If a nonprofit economic development corporation fails to develop the property within the two-year period described in subdivision (a) of this subsection, the director shall, following notice and opportunity for hearing in accordance with the Administrative Procedure Act, impose a fine of \$500,000. (ii) If the failure to develop the property persists for twelve months after the end of such two-year period, the director shall, following notice and opportunity for hearing in accordance with the Administrative Procedure Act, impose a fine of \$1 million. (iii) If the failure to develop the property persists for twenty four months after the end of such two-year period, the director shall, following notice and opportunity for hearing in accordance with the Administrative Procedure Act, revoke the property tax exemption for the underutilized tax-exempt property. (3)(a) A nonprofit economic development corporation that owns or acquires underutilized tax-exempt property located within a high-poverty area shall not attempt to sell such property at a price that is more than fifty percent above the market value for such property. If a nonprofit economic development corporation violates subdivision (a) of this subsection, the director shall, following notice and opportunity for hearing in accordance with the Administrative Procedure Act, revoke the property tax exemption for the underutilized tax-exempt property.	Oppose	Revenue		Committee 01/10/2024 Referred to Revenue Committee
LB1046	(Cavanaugh, J.) Provide for appointment of counsel for terminating hearings and eviction proceedings under the Nebraska Housing Agency Act	Monitor	Urban Affairs	02/06/2024	Committee 01/16/2024

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	If a housing agency seeks to terminate a resident's tenancy, the housing agency shall serve a written notice of termination on such resident setting out the reasons for such termination. If the premises is located in a city of the metropolitan class, the notice shall contain a statement in substantially the following form: "You have the right to representation by an attorney. This right applies to eviction proceedings before a court and in any hearing to contest termination of your tenancy before the [name of housing agency]. An attorney will be appointed to represent you, at no cost to you, at the beginning of such proceedings or hearing."				Notice of hearing for February 06, 2024 Rereferred to Urban Affairs Committee Referred to Judiciary Committee
LB1079	(McDonnell) Appropriate Federal Funds to the Department of Economic Development Appropriates \$10,000,000 for FY23-24 from ARPA to DED, for purposes of contracting with NIFA under the Nebraska Investment Finance Authority Act for development of affordable housing units eligible for federal four and nine percent low-income housing tax credits.	Support	Appropriations	02/20/2024	Committee 01/10/2024 Notice of hearing for February 20, 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 Codifies right to jury trial for evictions	Oppose	Judiciary	01/31/2024	Committee 01/11/2024 Dungan AM2191 filed Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction
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 Prohibits any limitations on solar panels. Voids existing covenants	Oppose	Judiciary	01/25/2024	Committee 01/11/2024 Notice of hearing for January 25, 2024 Referred to Judiciary Committee Date of introduction
LB1120	(Hardin) Require affidavits for certain purchases of real property near military installations Whenever there is a conveyance of real property located in whole or in part within a county that does not contain a city of the primary class or a city of the metropolitan class; and (ii) Lies within a ten-mile radius of a military installation, the purchaser of the property shall complete and sign an affidavit stating that such purchaser is not affiliated with any foreign government or nongovernment person determined to be a foreign adversary. Register of Deeds shall not record any instrument without the affidavit. False affidavit is Class I misdemeanor.	Monitor	Banking, Commerce and Insurance	02/12/2024	Committee 01/11/2024 Notice of hearing for February 12, 2024 Hardin priority bill Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1134	(von Gillern) Change provisions relating to the accrual of interest on taxes due after an order by the Tax Equalization and Review Commission Interest shall not begin to accrue until thirty days after the decision is certified to the county treasurer	Support	Revenue		Committee 01/16/2024 Referred to Revenue Committee Date of introduction
LB1135	(Dover) Prohibit use of right-to-list home sale agreements and change provisions of the Nebraska Real Estate License Act	Support	Banking, Commerce and Insurance	02/12/2024	Committee 01/16/2024

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	Right-to-list home sale agreement means an agreement: By the owner of residential real estate to provide another person with the exclusive right to list such residential real estate for sale at a future date in exchange for monetary consideration or an equivalent to monetary consideration; and that states that the agreement runs with the land or otherwise purports to bind future owners of such residential real estate; or that purports to be a lien, encumbrance, or other real property security interest. No person shall present for recording, cause to be presented for recording, or record in the office of the register of deed or county clerk any (a) right-to-list home sale agreement or (b) lien or encumbrance resulting from such right-to-list home sale agreement. Any right-to-list home sale agreement as defined in section 7 81-885.01 or lien or encumbrance resulting from such right-to-list home sale agreement that is executed, modified, or extended after the effective date of this act is void and unenforceable.				Notice of hearing for February 12, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1136	(Dover) Change provisions of the Nebraska Real Estate License Act The total civil fine for each complaint shall not exceed the greater of \$5000 or the total amount of commission earned by the licensee in each transaction that is subject to the complaint. If a licensee fails to have a certificate showing E&O insurance, the commission shall place the licensee's license on inactive status until the commission receives such certificate. Transferring back to active status shall be subject to the fee for license renewal.	Support	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
LB1151	(Dover) Define the term occupy for purposes of homestead exemptions Defines Occupy under homestead exemption: Occupy means to reside on a property with the intention of maintaining the property as the owner's primary residence. A departure from the property for reasons of health or legal duty shall not disqualify the owner of the property from receiving an exemption, so long as the owner demonstrates an intention to return to the property	Monitor	Revenue		Committee 01/16/2024 Referred to Revenue Committee Date of introduction
LB1165	(Lowe) Provide requirements for zoning regulations and duplex housing In the adoption of zoning regulations, the governing body of a municipality shall consider: Reasonable provision of adequate light and air; The effect on motorized and nonmotorized transportation systems; Promotion of compatible urban growth; The character of the zoning district and its peculiar suitability for particular uses; and conserving the value of buildings and encouraging the most appropriate use of land throughout its zoning jurisdictional area. In any city of the metropolitan class, city of the primary class, or city of the first class, duplex housing shall be allowed as a permitted use on a lot where a single-family residence is a permitted use, and zoning regulations that apply to the development or use of duplex housing shall not be more restrictive than zoning regulations that are applicable to single-family residences.	Support	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	Support	Urban Affairs	01/30/2024	Committee 01/16/2024

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Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	Accessory dwelling unit means a self-contained living unit on the same parcel as a single-family dwelling of greater square footage that includes its own cooking, sleeping, and sanitation facilities and complies with or is otherwise exempt from any applicable building code, fire code, and public health and safety regulations adopted by a municipality. A municipality shall adopt zoning regulations under this section that allow a minimum of one accessory dwelling unit by right on a lot or parcel that contains a single-family dwelling. An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling on a lot or parcel. If the accessory dwelling unit is detached from or attached to the single-family dwelling, the unit may not be more than 75% of the gross floor area of the single-family dwelling or 1000 square feet, whichever is less. A municipality shall not: (a) Require that a lot or parcel have additional parking to accommodate an accessory dwelling unit or require fees in lieu of additional parking; Require that an accessory dwelling unit match the exterior design, roof pitch, or finishing materials of the single-family dwelling; Require that the single-family dwelling or the accessory dwelling unit be occupied by the owner; Require a familial, marital, or employment relationship between the occupants of the single-family dwelling and the occupants of the accessory dwelling unit; Assess impact fees on the construction of an accessory dwelling unit; Require improvements to public streets as a condition of permitting an accessory dwelling unit except as necessary to reconstruct or repair a public street that is disturbed as a result of the construction of the accessory dwelling unit; Set maximum building heights, minimum setback requirements, minimum lot sizes, maximum lot coverages, or minimum building frontages for accessory dwelling units that are more restrictive than those for the single-family dwelling on the lot; Impose more onerous development standards on an accessory dwelling unit beyond those set forth in this section; or Require a restrictive covenant concerning an accessory dwelling unit on a parcel zoned for residential use by a single-family dwelling. This subdivision shall not be construed to prohibit restrictive covenants concerning accessory dwelling units entered into between private parties, but the municipality shall not condition a permit, license, or use of an accessory dwelling unit on the adoption or implementation of a restrictive covenant entered into between private parties. A municipality may require a fee for reviewing applications to create accessory dwelling units. The one-time application fee shall not exceed \$250 for each accessory dwelling unit. Nothing in this section prohibits a municipality from requiring its usual building fees in addition to the application fee.				Notice of hearing for January 30, 2024 Referred to Urban Affairs Committee Date of introduction
LB1177	(von Gillern) Change provisions relating to a documentary stamp tax exemption	Support	Revenue	01/24/2024	Committee 01/16/2024
	Step relationships shall be considered the same as blood relationships under definition of family. Family transfers, exempt from the tax, shall apply to deeds transferring property to a corporation that is wholly owned by a single shareholder, or to a limited liability company that is wholly owned by a single member, in any of the following situations: (i) The grantor is the same person as the single owner of such wholly owned corporation or limited liability company; (ii) The grantors are spouses transferring property to a corporation or limited liability company wholly owned by one of the spouses; or (iii) The grantors are members of a family, transferring property to a corporation or limited liability company wholly owned by one of the members of such family.				Notice of hearing for January 24, 2024 Referred to Revenue Committee
LB1183	(Bostar) Change provisions relating to county assessors and require counties to offer to purchase certain property at the assessed value	Monitor	Revenue		Committee 01/16/2024
	If the majority of the registered voters in the county voting on the question vote in favor of consolidation for the office of county assessor, the consolidated office shall be appointed on July 1 following the election, and the terms of the incumbents shall end on June 30 following the election. For a consolidated office including the office of county assessor, the holder of the offices to be consolidated shall have his or her term of office end on June 30 following the election in favor of consolidation. On 7/1/25, and on July 1 of each fourth year thereafter, the county board of each county that has a consolidated officer including the office of county assessor shall appoint such consolidated officer for a term of two years expiring on June 30 of the second year thereafter or until a successor is appointed. In the event of a vacancy, the county board shall appoint a consolidated officer including the office of county assessor for the unexpired portion of the term. The county board may appoint an interim consolidated officer including the office of county assessor, subject to the approval of the Tax Commissioner, for a period not to exceed six months to fill a vacancy in the office of consolidated officer including the office of county assessor pending the appointment of an eligible consolidated officer. Any consolidated officer including the office of county assessor appointed or elected before 7/1/25, shall continue to hold the consolidated office until 6/30/25.				Referred to Revenue Committee

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	Any assessment of real property completed by the county assessor shall be considered an offer by the county board to purchase the real property on behalf of the county at the assessed value within 90 days after the completion of the assessment only if the property is in substantially the same condition upon acceptance of the offer as the property was at assessment. Does not include any assessment of a commercial or industrial property with a valuation of greater than \$1 million or of property with housing that has received an allocation of federal low-income housing tax credits under section 42 of the Internal Revenue Code from the Nebraska Investment Finance Authority or its successor agency.				
LB1184	(Bostar) Adopt the Reverse Osmosis System Tax Credit Act, provide for income tax credits, and state intent relating to appropriations	Monitor	Revenue		Committee 01/16/2024
	refundable tax credit equal to 50% of the cost incurred by the taxpayer during the taxable year for installation of the reverse osmosis system, up to a maximum of \$1000.				Referred to Revenue Committee
LB1186	(Sanders) Change provisions of the One-Call Notification System Act	Support	Transportation and Telecommunications	02/27/2024	Committee 01/16/2024
	Excavator shall not be strictly liable to the operator for the cost of all repairs to any underground facility that is a telecommunications line on residential property buried at a distance of twelve inches or more from a building and at a depth of less than ten inches.				Notice of hearing for February 27, 2024 Referred to Transportation and Telecommunications Committee
LB1217	(Bostar) Provide certain property tax exemptions and change valuation provisions relating to rent-restricted housing projects and sales-restricted houses	Support	Revenue		Committee 01/17/2024
	Property tax exemption for the following: Skilled nursing facility as defined in section 71-429, nursing facility as defined in section 71-424, or assisted-living facility as defined in section 71-5903 that provides housing for medicaid beneficiaries, except that the exemption amount for such property shall be a percentage of the property taxes that would otherwise be due. Such percentage shall be equal to the average percentage of beds in the facility provided to medicaid beneficiaries over the most recent three-year period.				Referred to Revenue Committee Date of introduction
	Frat & Sorority houses - a building that (A) is owned by a charitable organization, (B) is made available to students in attendance at an educational institution, and (C) is recognized by such educational institution as approved student housing, except that the exemption shall only apply to the commons area of such building, including any common rooms and cooking and eating facilities; and				
	Rent Restricted housing - property described in subdivision (1)(d)(iii) or (iv) of section 77-202, the county assessor shall also calculate the exemption amount for the property and shall submit such calculation to the county board of equalization along with his or her recommendations. Such restrictions are set forth in a land use restriction agreement, which is a restriction applicable to real property under section 77-112. Cemetery Property. All must reapply for tax exempt status every 4 years. County assessor shall use the capitalization rate or rates and the actual income and actual expense data filed by owners of rent restricted housing projects in the county assessor's income-approach calculation for the year. The county assessor shall then use the calculated amount, along with the calculated amounts from the prior two years, to determine a three-year average. Such three-year average shall be the valuation placed on the rent-restricted housing project for the current year. If only two calculated amounts are available, the county assessor shall determine a two-year average, and such two-year average shall be the valuation placed on the rent-restricted housing project for the current year. If only one calculated amount is available, such calculated amount shall be the valuation placed on the rent-restricted housing project for the current year. Any low-income housing tax credits authorized under section 42 of the Internal Revenue Code that were granted to owners of the project shall not be considered income for purposes of the calculation.				

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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	<p>Sales- Restricted House - means a residential property that is subject to a deed restriction or land lease agreement that restricts the ability of the owner to sell the property in an arm's length transaction. Such deed restriction or land lease agreement must be attached to the property for a minimum of twenty years. (2) The Legislature finds that: (a) The provision of safe, decent, and affordable housing to all residents of the State of Nebraska is a matter of public concern and represents a legitimate and compelling state need, affecting the general welfare of all residents; (b) Sales-restricted houses effectively provide safe, decent, and affordable housing for residents of Nebraska; (c) Sales-restricted houses are restricted by tools such as deed restrictions or land lease agreements that establish an affordability period; and (d) These restrictions alter the value of the property compared to unrestricted houses. (3) Any organization or individual that owns a sales-restricted house may file an application with the county assessor for a valuation under this section. Application shall be made on a form prescribed by the Tax Commissioner. The application shall include (a) information describing the location of the house and (b) details on the sales restriction. (4) Upon receipt of the application, the county assessor shall determine: (a) The value of the sales-restricted house at its unrestricted appraised value; and (b) The maximum sales price allowed for the sales-restricted house. (5) The county assessor shall use the lesser of the two values described in subsection (4) of this section as the property's assessed value.</p>				
LB1219	(Cavanaugh, J.) Adopt updates to building and energy codes	Oppose	Urban Affairs	02/13/2024	Committee 01/17/2024
	<p>Legislature hereby adopts by reference: International Building Code (IBC), chapter 13 of the 2021edition, and all but such chapter of the 2018 edition. International Residential Code (IRC), chapter 11 of the 2021edition, and all but such chapter of the 2018 edition.</p>				<p>Notice of hearing for February 13, 2024 Referred to Urban Affairs Committee Date of introduction</p>
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	Monitor	Banking, Commerce and Insurance	02/06/2024	Committee 01/17/2024
	<p>Effective July 1, 2025, all duties and functions of the Housing Division of the DED and the duties and functions of the DED 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. Employees of the Department of Economic Development shall be considered employees of the Nebraska Investment Finance Authority and shall retain their rights under the state personnel system or pertinent bargaining agreement.</p>				<p>Notice of hearing for February 06, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction</p>
LB1234	(Wayne) Appropriate funds to the Department of Environment and Energy	Support	Appropriations	02/02/2024	Committee 01/17/2024
	<p>\$1million from the GF for FY23-24 and \$1million from the GF for FY24-25, to the Department of Environment and Energy, for the Low Income Weatherization Assistance Program, to aid in carrying out energy efficiency audits and weatherization improvements.</p>				<p>Notice of hearing for February 02, 2024 Referred to Appropriations Committee Date of introduction</p>
LB1268	(Conrad) Change provisions relating to homestead exemptions for purposes of judgment liens and execution or forced sale	Support	Judiciary	01/25/2024	Committee 01/17/2024
	<p>Increases home value from \$60,000 to \$120,000 for exemption</p>				<p>Notice of hearing for January 25, 2024 Referred to Judiciary Committee Date of introduction</p>
LB1301	(DeKay) Adopt the Foreign-owned Real Estate National Security Act	Monitor	Agriculture	02/06/2024	Committee 01/17/2024

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Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
	The right of an alien not residing within the United States or its territories to take either real or personal property or the proceeds thereof in this state by succession or testamentary disposition, upon the same terms and conditions as inhabitants and citizens of the United States, is dependent in each case upon: Compliance of the nonresident alien with the Foreign-owned Real Estate National Security Act, except that if the nonresident alien does not comply with the Foreign-owned Real Estate National Security Act, the act shall control the transfer and disposition of any of the property that is agricultural land. Prohibits foreign ownership of property within a 10-mile radius of a military installation outside of Omaha and Lincoln areas. If violated DAS can sell property at a public auction. Requires Real Estate Commission to create and maintain a map on their website.				Brewer name added Notice of hearing for February 06, 2024 Hardin name added DeKay priority bill
LB1308	(von Gillern) Eliminate certain sales and use tax exemptions and impose sales and use taxes on certain services Eliminates sales tax exemption for accounting services to businesses.	Oppose	Revenue	02/01/2024	Committee 01/18/2024 Notice of hearing for February 01, 2024 Referred to Revenue Committee Date of introduction von Gillern FA202 filed
LB1310	(Albrecht) Adopt the Advertising Services Tax Act and eliminate certain sales and use tax exemptions Eliminates sales tax exemption for Nebraska Lottery and Grey Machines. Removes Sales Tax Exemption for Advertising Services (This portion of the bill was reintroduced in LB1354).	Oppose	Revenue	02/01/2024	Committee 01/18/2024 Notice of hearing for February 01, 2024 Referred to Revenue Committee Date of introduction
LB1311	(Meyer) Eliminate certain sales and use tax exemptions and impose sales and use taxes on certain services Eliminates sales tax exemption for motor vehicle cleaning, pet-related services, and storage and moving services.	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 Allows opt-in for electronic notices. Establishes process and notices that must be used.	Support	Judiciary	01/31/2024	Committee 01/18/2024 Notice of hearing for January 31, 2024 Referred to Judiciary Committee Date of introduction
LB1315	(Linehan) Change the sales tax rate Increases State sales tax from 5.5% to 6.5% except for transactions in a good life district, where the rate is 2.75%	Neutral	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction
LB1317	(Linehan) State findings relating to property taxes Shell Bill for Governor Pillen Tax Package	Monitor	Revenue	02/01/2024	Committee 01/18/2024 Notice of hearing for February 01, 2024 Referred to Revenue Committee Date of introduction

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
LB1323	(Vargas) Appropriate funds to the Department of Economic Development \$10 million from GF for FY24-25 to DED to carry out the purposes of the Nebraska Affordable Housing Act	Support	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 Eliminates sales tax exemption for legal services performed in the furtherance of a business enterprise.	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 Adds Qualified Affordable Housing Development to definition of Charitable: Qualified affordable housing development means a housing development that consists of at least five residential units and includes one or more eligible units; (D) Eligible unit means a residential unit that is: (I) Rent restricted; (II) Affordable to tenants earning no more than eighty percent of the area median income; and (III) Constructed on or after the effective date of this act or made subject to rent restrictions on or after the effective date of this act; and (E) Area median income means the median household income, adjusted for family size, for applicable income limit areas as determined by HUD (iii) For any qualified affordable housing development, the exemption amount for such property shall be a percentage of the property taxes that would otherwise be due. Such percentage shall be calculated as follows: (A) For qualified affordable housing developments containing eligible units that target tenants earning no more than eighty percent of the area median income, the percentage of the residential units in the development that are eligible units shall be multiplied by twenty-five percent; (B) For qualified affordable housing developments containing eligible units that target tenants earning no more than sixty percent of the area median income, the percentage of the residential units in the development that are eligible units shall be multiplied by seventy-five percent; or (C) For qualified affordable housing developments containing eligible units that target tenants earning no more than fifty percent of the area median income, the percentage of the residential units in the development that are eligible units shall be multiplied by one hundred percent; and (e) Household goods and personal effects not owned or used for financial gain or profit to either the owner or user.	Monitor	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction
LB1354	(Albrecht) Adopt the Advertising Services Tax Act Eliminates sales tax exemption for advertising services. Creates a \$1 billion threshold for gross business proceeds. Aimed at digital advertising by large companies - ie Google & Facebook. Part of Governor Pillen's Tax Package	Monitor	Revenue	02/01/2024	Committee 01/18/2024 Notice of hearing for February 01, 2024 Referred to Revenue Committee Date of introduction
LB1361	(McDonnell) Adopt the Long-Term Resident Homestead Exemption Act Homesteads of qualified owners shall be assessed for taxation the same as other property, except that such homesteads shall be eligible to receive an exemption as follows: for purposes of school district taxes only, the homestead of a qualified owner shall be valued at zero. Qualified owner means an owner who has resided in the same homestead for at least ten years as of January 1 of the current assessment year.	Monitor	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction
LB1362	(McDonnell) Change provisions relating to the valuation of residential property for property tax purposes Residential property shall be valued for taxation at its actual value, except that the valuations for such property shall not increase by more than five percent per year should Constitutional amendment pass allowing such valuation.	Support	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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Document	Description	Position	Committee	Hearing Date	Status
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	Oppose	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction
LB1366	(Cavanaugh, J.) Change provisions relating to the use of eminent domain Would require good faith effort, defined as an attempt to agree, consisting of an offer of at least fair market value or that a reasonable owner would accept, and a reasonable effort to induce the owner to accept it. Would also require that an appraisal is shared with the owner at the time of negotiations. A condemner that is a political subdivision of this state shall not take property through the use of eminent domain outside of the boundaries of such political subdivision unless a majority vote of the governing body of the county, city, or village where the property is located approves such taking. A condemner that is a private entity shall not take property (a) For use of pipelines unless all pipeline routes are approved by the Public Service Commission; or (b) Within the State of Nebraska unless a majority vote of the governing body of the county, city, or village where the property is located approves such taking. If the property is not used or is no longer necessary for the public use, the condemnee shall have the right to have the title or interest returned for the amount of the condemnation award.	Support	Judiciary	02/02/2024	Committee 01/18/2024 Notice of hearing for February 02, 2024 Referred to Judiciary Committee Date of introduction
LB1367	(Cavanaugh, J.) Adopt the Property Tax Circuit Breaker Act Qualifying taxpayer shall be eligible to receive a credit against the income tax imposed by the Nebraska Revenue Act of 1967 if the total amount of property taxes paid by the qualifying taxpayer on his or her principal residence during the taxable year exceeds the qualifying taxpayer's threshold amount for such taxable year. The credit provided in this section shall be a refundable income tax credit in an amount calculated as follows: (a) The qualifying taxpayer's threshold amount for the taxable year shall be subtracted from the total amount of property taxes paid by the qualifying taxpayer on his or her principal residence during the taxable year; and (b) The amount calculated under subdivision (2)(a) of this section shall then be multiplied by fifty percent. Qualifying taxpayer means an individual who (a) owns his or her principal residence in this state and (b) resides at such principal residence for at least six months of the taxable year; Threshold amount means 5% of a qualifying taxpayer's federal adjusted gross income.	Support	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction
LB1372	(Brandt) Change provisions relating to individual and corporate income tax rates and property tax credits Slows reduction in individual and corporate income tax so that the 3.99% rate doesn't come into effect until 2030 instead of 2027. Sets a new floor for tax credits under the Property Tax Credit Act at \$2.5 Billion as the minimum amount from the prior tax year plus a percentage increase equal to the percentage increase, if any, in the total assessed value of all real property in the state from the prior year to the current year.	Monitor	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction
LB1379	(Dover) Change the rate and disbursement of the documentary stamp tax and provide for grants by the Department of Economic Development for its comprehensive housing affordability strategy		Revenue		Committee 01/18/2024

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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	Creates the Housing Aid Fund. Funded by a 25-cent increase in the Doc Stamp Tax. Provides down payment assistance for qualified recipients. To be eligible, the applicant shall verify that the household income of the applicant is less than or equal to 150% of the area median income. The annual distribution of grants under the program are subject to the following restrictions: (a) Fifteen percent of grants under the program shall be distributed to applicants in cities of the primary class; (b) Thirty percent of grants under the program shall be distributed to applicants in cities of the metropolitan class; and (c) Fifty-five percent of grants under the program shall be distributed to applicants not in cities of the primary or metropolitan classes. The department shall review each application to determine whether the applicant qualifies for a grant under this section and shall not award a grant that exceeds \$35,000 for any individual household. The Housing advisory committee shall recommend to the Legislature and the Governor the most viable revenue source or sources for the funding of the Housing Aid Fund.				Referred to Revenue Committee Date of introduction
LB1384	(Raybould) Provide for grants to cities and villages from the Affordable Housing Trust Fund Appropriates \$10 million to DED. Allows any city or village with a community development financial institution may apply to the department for a grant under the Transforming Cities and Villages Program. Any grant received by an eligible applicant shall be used for the purpose of constructing housing to address affordable housing needs in cities and villages. The department shall award up to \$10 million of available grant money for such purpose. Any eligible applicant that receives a grant under this section may work with a community development financial institution to implement and complete the purpose for which the grant was received.	Support	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 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.	Oppose	Banking, Commerce and Insurance	02/12/2024	Committee 01/18/2024 Notice of hearing for February 12, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1409	(Bostar) Change provisions relating to the Nebraska Condominium Act	Support	Banking, Commerce and Insurance	02/12/2024	Committee 01/18/2024

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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
	The declaration may require that all or a specified number or percentage of the mortgagees or beneficiaries of deeds of trust encumbering the units approve specified actions of the unit owners or the association as a condition to the effectiveness of those actions, but such a requirement shall be enforceable only as to matters involving the subdivision of any unit and the creation of any timeshare or as to proposed amendments to the declaration that adversely affect the priority of the mortgagee's rights to foreclose its lien. In securing consent from a mortgagee or beneficiary of a deed of trust for a proposed amendment to a declaration, the association shall be entitled to rely upon public records to identify the holders of outstanding mortgages. The association may use the address provided in the original recorded mortgage document, unless there is a different address for the holder of the mortgage in a recorded assignment or modification of the mortgage, which recorded assignment or modification shall reference the official records book and page on which the original mortgage was recorded. Once the association has identified the recorded mortgages of record, the association shall, in writing, request of each unit owner whose unit is encumbered by a mortgage of record any information the owner has in the owner's possession regarding the name and address of the person to whom mortgage payments are currently being made. Notice shall be sent to such person if the address provided in the original recorded mortgage document is different from the name and address of the mortgagee or assignee of the mortgage as shown by the public record. The association shall be deemed to have complied with this requirement by making the written request of the unit owners required under this paragraph. Any notices required to be sent to the mortgagees under this subsection shall be sent to all available addresses provided to the association. If any mortgagee or beneficiary of a deed of trust encumbering a unit has been requested by certified mail, return receipt requested, to consent to a proposed amendment to a declaration, and such mortgagee or beneficiary of a deed of trust fails to consent or object to such request in writing delivered to the requestor by certified mail within sixty days after the date such request has been sent to the mortgagee or beneficiary, such failure to respond shall be deemed consent to the amendment. Any amendment adopted without the required consent of a mortgagee shall be voidable only by a mortgagee who was entitled to notice and an opportunity to consent. An action to void an amendment shall be subject to the statute of limitations beginning five years after the adoption of an amendment to a declaration. This provision shall apply to all mortgages, regardless of the date of recordation of the mortgage.				Notice of hearing for February 12, 2024 Referred to Banking, Commerce and Insurance Committee Date of introduction
LB1417	(Brewer) Create, eliminate, terminate, and provide, change, eliminate, and transfer powers, duties, and membership of boards, commissions, committees, councils, task forces, panels, authorities, and departments and change and eliminate funds Part of the Governor's Budget Package. Consolidates and eliminates some boards and commissions.	Monitor	Government, Military and Veterans Affairs		Committee 01/19/2024 Referred to Government, Military and Veterans Affairs Committee Date of introduction
LR6CA	(Erdman) Constitutional amendment to prohibit governmental entities from imposing any taxes other than retail consumption taxes and excise taxes Beginning 1/1/26, no taxes other than retail consumption and excise taxes shall be imposed in Nebraska	Oppose	Revenue		Committee 01/09/2023 Title printed. Carryover resolution 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 Beginning 1/1/26, the state shall impose a retail consumption or excise tax on all new goods and services. The Legislature may authorize political subdivisions to impose the same taxes. Only exemption from such taxes is for grocery items purchased for off-premises consumption.	Oppose	Revenue		Committee 01/09/2023 Title printed. Carryover resolution Referred to Revenue Committee Date of introduction

Radcliffe Gilbertson & Brady

Nebraska Realtors Association

Weekly Report for Bills of Interest on 01/28/2024

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
LR30CA	(Murman) Constitutional amendment to provide for a different method of taxing commercial real property Allows Legislature to treat commercial real property as a separate and distinct class of property for purposes of taxation which results in values that are not uniform and proportionate with all other real property	Monitor	Revenue		Committee 01/20/2023 Title printed. Carryover resolution Referred to Revenue Committee Date of introduction
LR285CA	(McDonnell) Constitutional amendment authorizing the Legislature to provide a different method of taxing residential property The Legislature may provide that residential 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 residential property, including a method that limits the growth of valuations placed on residential property.	Monitor	Revenue		Committee 01/18/2024 Referred to Revenue Committee Date of introduction