

ONE HUNDRED FOURTH LEGISLATURE - FIRST SESSION - 2015
COMMITTEE STATEMENT
LB151

Hearing Date: Tuesday January 20, 2015
Committee On: Urban Affairs
Introducer: Urban Affairs
One Liner: Provide for a person designated to accept city or village notices in cases of mortgaged property or trust deed default

Roll Call Vote - Final Committee Action:
Advanced to General File with amendment(s)

Vote Results:
Aye: 7 Senators Coash, Crawford, Ebke, Hughes, Hansen, McCollister, Krist
Nay:
Absent:
Present Not Voting:

Proponents: Trevor Fitzgerald Gary Krumland Ben Gray Lynn Rex	Representing: Urban Affairs Committee League of Nebraska Municipalities Omaha City Council League of Nebraska Municipalities
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Opponents:	Representing:
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Neutral:	Representing:
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Summary of purpose and/or changes:

LB 151 creates a notification process for code violations on foreclosed properties. Upon a complaint for foreclosure of a mortgage or a notice of default for a trust deed, and within five days of a request by a city or village, the mortgage holder or trustee shall provide the name and address of a person designated by the mortgage holder or trustee to accept notices of violations by the owner of the foreclosed property.

Failure to provide a designated contact person does not impact the validity of a complaint for foreclosure or notice of trust deed default in any way, and the requirement to provide a designated contact person does not create a duty to maintain the property. A designation terminates upon transfer of fee title ownership to the property.

Explanation of amendments:

AM 19 harmonizes the language applying to mortgage foreclosures and the language applying to trust deed defaults so that language for both is consistent.

Sue Crawford, Chairperson