

LEGISLATURE OF NEBRASKA  
ONE HUNDRED SIXTH LEGISLATURE  
FIRST SESSION

**LEGISLATIVE BILL 525**

FINAL READING

Introduced by Dorn, 30.

Read first time January 22, 2019

Committee: Government, Military and Veterans Affairs

- 1 A BILL FOR AN ACT relating to county government; to amend sections
- 2 23-107.01 and 23-174.03, Reissue Revised Statutes of Nebraska; to
- 3 change provisions relating to the sale of county real estate; to
- 4 provide for transfer of an interest in real estate by a plat as
- 5 prescribed; and to repeal the original sections.
- 6 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 23-107.01, Reissue Revised Statutes of Nebraska,  
2 is amended to read:

3 23-107.01 (1)(a) ~~(1)~~ Except as provided in subsection (2) of this  
4 section and section 80-329, any county board has power to sell or lease  
5 real estate owned by the county and not required for county purposes at a  
6 fair market value regardless of the value of the property. The county  
7 board of such county shall hold an open and public hearing prior to any  
8 such sale or lease at which any interested party may appear and speak for  
9 or against the sale or lease and raise any issue regarding the fair  
10 market value of the property as determined by the county board. Public  
11 notice of any such public hearing shall be run once each week for two  
12 consecutive weeks prior to the hearing date in any newspaper or legal  
13 publication distributed generally throughout the county.

14 (b) ~~(2)~~ The county board shall set a date of sale which shall be  
15 within two months of the date of public hearing pursuant to subdivision  
16 (1)(a) ~~subsection (1)~~ of this section and shall offer such real estate  
17 for sale or lease to the highest bidder.

18 (c) ~~(3)~~ The county board shall cause to be printed and published  
19 once at least ten days prior to the sale or lease in a legal newspaper in  
20 the county an advertisement for bids on the property to be sold or  
21 leased. The advertisement shall state the legal description and address  
22 of the real estate and that the real estate shall be sold or leased to  
23 the highest bidder.

24 (d) ~~(4)~~ If the county board receives no bids or if the bids received  
25 are substantially lower than the fair market value, the county board may  
26 negotiate a contract for sale or lease of the real estate if such  
27 negotiated contract is in the best interests of the county.

28 (2) A county board may, by majority vote, sell real estate owned by  
29 the county in fee simple to another political subdivision in fee simple  
30 in such manner and upon such terms and conditions as may be deemed in the  
31 best interest of the county. A county board shall cause to be printed and

1 published at least thirty days prior to the sale in a legal newspaper in  
2 the county a notice of the intent to sell county real estate to another  
3 political subdivision. The notice shall state the legal description and  
4 address of the real estate to be sold.

5       Sec. 2. Section 23-174.03, Reissue Revised Statutes of Nebraska, is  
6 amended to read:

7       23-174.03 (1) No owner of any real estate located in a county in  
8 which is located a city of the primary class, except within the area over  
9 which subdivision jurisdiction has been granted to any city or village,  
10 and such city or village is exercising such jurisdiction, shall be  
11 permitted to subdivide, plat, or lay out such real estate in building  
12 lots and streets, or other portions of the same intended to be dedicated  
13 for public use or for the use of the purchasers or owners of lots  
14 fronting thereon or adjacent thereto, without first having obtained the  
15 approval thereof by the county board of such county. In lieu of approval  
16 by the county board, the county board may designate specific types of  
17 plats which may be approved by the county planning commission or the  
18 planning director. No plat or subdivision of such real estate shall be  
19 recorded in the office of the register of deeds or have any force or  
20 effect unless the same is approved by the county board, the county  
21 planning commission, or the planning director of such county. Such a  
22 county shall have authority within the area described in this subsection  
23 (a) to regulate the subdivision of land for the purpose, whether  
24 immediate or future, of transfer of ownership or building development,  
25 except that the county shall have no power to regulate subdivision in  
26 those instances where the smallest parcel created is more than ten acres  
27 in area, (b) to prescribe standards for laying out subdivisions in  
28 harmony with the comprehensive plan, (c) to require the installation of  
29 improvements by the owner or by the creation of public improvement  
30 districts, or by requiring a good and sufficient bond guaranteeing  
31 installation of such improvements, and (d) to require the dedication of

1 land for public purposes.

2 (2) For purposes of this section, subdivision means the division of  
3 a lot, tract, or parcel of land into two or more lots, sites, or other  
4 divisions of land for the purpose, whether immediate or future, of  
5 ownership or building development, except that the division of land shall  
6 not be considered to be subdivision when the smallest parcel created is  
7 more than ten acres in area.

8 (3) Subdivision plats shall be approved by the county planning  
9 commission on recommendation by the planning director and county engineer  
10 and may be submitted to the county board for its consideration and  
11 action. The county board may withhold approval of a plat until the county  
12 engineer has certified that the improvements required by the regulations  
13 have been satisfactorily installed or until a sufficient bond  
14 guaranteeing installation of the improvements has been posted with the  
15 county or until public improvement districts are created. The county  
16 board may provide procedures in land subdivision regulation for appeal by  
17 any person aggrieved by any action of the county planning commission or  
18 planning director.

19 (4) Any plat shall, after being filed with the register of deeds, be  
20 equivalent to a deed in fee simple absolute to the county, from the  
21 owner, of such portion of the land as is therein set apart for public  
22 use.

23 Sec. 3. Original sections 23-107.01 and 23-174.03, Reissue Revised  
24 Statutes of Nebraska, are repealed.