

One Hundred Sixth Legislature - Second Session - 2020

Introducer's Statement of Intent

LB973

Chairperson: Senator Justin Wayne

Committee: Urban Affairs

Date of Hearing: February 04, 2020

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

The purposes of LB 973 is to create a statutory framework for the structure and procedures of a homeowner association created after January 1, 2021. As written, this bill would not apply to current homeowner associations unless their membership votes to come under the new law. The reason for LB 973 is to address homeowners concerns about association duties and their ability to communicate and resolve conflicts, to encourage the use of solar energy systems and to clarify the allowances and restrictions of yard signs.

LB 973 includes provisions for:

- transfer of control of the properties from the declarant to the homeowner association board
- meeting requirements and notices
- budget requirements
- quorums
- proxy voting
- bylaw amendment
- conflict resolution procedures for homeowners and boards
- document disclosure requirements and restrictions
- reasonable restrictions on solar energy systems
- reasonable restrictions on yard signs.

LB 973 also moves or duplicates current sections of law pertaining to homeowner associations into this new chapter including Neb. Revised Statute 18-3101 through 18-3105, 39-1405 and 52-2001.

Principal Introducer: _____

Senator Rick Kolowski