

AMENDMENTS TO LB131

Introduced by Urban Affairs.

1 1. Strike the original sections and insert the following new
2 sections:

3 Section 1. Sections 1 to 9 of this act shall be known and may be
4 cited as the Municipal Natural Gas System Emergency Assistance Act.

5 Sec. 2. The purpose of the Municipal Natural Gas System Emergency
6 Assistance Act is to assist municipalities which own and operate a
7 natural gas plant or natural gas system in addressing extraordinary costs
8 due to extreme weather events.

9 Sec. 3. For purposes of the Municipal Natural Gas System Emergency
10 Assistance Act:

11 (1) Extraordinary costs means expenses that exceed the usual,
12 average, or budgeted costs related to procuring and delivering natural
13 gas, including the purchase of spot or incremental natural gas, the
14 purchase of gas to replenish depleted storage, overtime pay for utility
15 workers, costs related to propane injection, and pipeline charges beyond
16 the scope of normal and customary charges;

17 (2) Extreme weather event means a weather event occurring on or
18 after January 1, 2021, including, but not limited to, snow, rain,
19 drought, flood, storm, extreme heat, or extreme cold, that generates
20 extraordinary costs related to such event; and

21 (3) Municipality means any city of the first class, city of the
22 second class, or village which owns or operates a natural gas plant or
23 natural gas system.

24 Sec. 4. A municipality may apply to the State Treasurer for a grant
25 under the Municipal Natural Gas System Emergency Assistance Act to cover
26 up to ninety percent of the extraordinary costs incurred by such
27 municipality as a result of an extreme weather event. Applications shall

1 be submitted on a form prescribed by the State Treasurer. Each
2 application shall include the amount of grant funds requested, the date
3 or dates of the extreme weather event, and documentation of the
4 extraordinary costs incurred as a result of such extreme weather event.
5 The State Treasurer shall consider applications in the order in which
6 they are received and may approve applications within the limits of
7 available appropriations. The State Treasurer shall not be required to
8 verify the information provided in the application.

9 Sec. 5. The Municipal Natural Gas System Emergency Assistance Fund
10 is created. The fund shall be used by the State Treasurer to make grants
11 to municipalities under the Municipal Natural Gas System Emergency
12 Assistance Act and to defray any administrative expenses incurred by the
13 State Treasurer in carrying out the act. The fund shall consist of
14 appropriations made by the Legislature, transfers authorized by the
15 Legislature, and any federal funds which may become available for the
16 purposes of the act. Any money in the fund available for investment shall
17 be invested by the state investment officer pursuant to the Nebraska
18 Capital Expansion Act and the Nebraska State Funds Investment Act.

19 Sec. 6. The State Treasurer shall transfer ten million dollars from
20 the General Fund to the Municipal Natural Gas System Emergency Assistance
21 Fund on the effective date of this act or as soon thereafter as
22 administratively practicable.

23 Sec. 7. On or before December 31 of each year, the State Treasurer
24 shall electronically submit a report to the Urban Affairs Committee of
25 the Legislature documenting the grants approved under the Municipal
26 Natural Gas System Emergency Assistance Act during the calendar year.

27 Sec. 8. The State Treasurer may adopt and promulgate rules and
28 regulations to carry out the Municipal Natural Gas System Emergency
29 Assistance Act.

30 Sec. 9. The Municipal Natural Gas System Emergency Assistance Act
31 terminates on June 30, 2023. The State Treasurer shall transfer any

1 unobligated money remaining in the Municipal Natural Gas System Emergency
2 Assistance Fund on such date to the General Fund.

3 Sec. 10. Section 14-137, Revised Statutes Cumulative Supplement,
4 2020, is amended to read:

5 14-137 The enacting clause of all ordinances in a city of the
6 metropolitan class shall be as follows: Be it ordained by the city
7 council of the city of All ordinances of the city shall be
8 passed pursuant to such rules and regulations as the city council may
9 prescribe. Upon the passage of all ordinances the yeas and nays shall be
10 entered upon the record of the city council, and a majority of the votes
11 of all the members of the city council shall be necessary to their
12 passage. No ordinance shall be passed within a week after its
13 introduction, except the general appropriation ordinances for salaries
14 and wages. Ordinances of a general or permanent nature shall be read by
15 title on three different days unless three-fourths of the city council
16 vote to suspend this requirement, except that such requirement shall not
17 be suspended (1) for any ordinance for the annexation of territory or the
18 redrawing of boundaries for city council election districts or wards or
19 (2) as otherwise provided by law.

20 Sec. 11. Section 15-404, Revised Statutes Cumulative Supplement,
21 2020, is amended to read:

22 15-404 All ordinances, resolutions, or orders for the appropriation
23 or payment of money in a city of the primary class shall require for
24 passage or adoption the concurrence of a majority of the members elected
25 to the city council. Ordinances of a general or permanent nature shall be
26 read by title on three different days unless the city council votes to
27 suspend this requirement by a two-thirds vote of the members, except that
28 such requirement shall not be suspended (1) for any ordinance for the
29 annexation of territory or the redrawing of boundaries for city council
30 election districts or wards or (2) as otherwise provided by law. No
31 ordinance shall contain a subject which is not clearly expressed in its

1 title. No ordinance or section thereof shall be revised or amended unless
2 the new ordinance contains the entire ordinance or section as revised or
3 amended and the ordinance or section so amended shall be repealed.

4 Sec. 12. Section 16-404, Revised Statutes Cumulative Supplement,
5 2020, is amended to read:

6 16-404 (1) All ordinances and resolutions or orders for the
7 appropriation or payment of money in a city of the first class shall
8 require for their passage or adoption the concurrence of a majority of
9 all members elected to the city council. The mayor may vote on any such
10 matter when his or her vote will provide the additional vote required to
11 create a number of votes equal to a majority of the number of members
12 elected to the city council, and the mayor shall, for the purpose of such
13 vote, be deemed to be a member of the city council.

14 (2) Ordinances of a general or permanent nature in a city of the
15 first class shall be read by title on three different days unless three-
16 fourths of the city council members vote to suspend this requirement,
17 except that in a city having a commission plan of government such
18 requirement may be suspended by a three-fifths majority vote. Regardless
19 of the form of government, such requirement shall not be suspended (a)
20 for any ordinance for the annexation of territory or the redrawing of
21 boundaries for city council election districts or wards or (b) as
22 otherwise provided by law. In case such requirement is suspended, the
23 ordinances shall be read by title or number and then moved for final
24 passage. Three-fourths of the city council members may require a reading
25 of any such ordinance in full before enactment under either procedure set
26 out in this section, except that in a city having a commission plan of
27 government, such reading may be required by a three-fifths majority vote.

28 (3) Ordinances in a city of the first class shall contain no subject
29 which is not clearly expressed in the title, and, except as provided in
30 section 19-915, no ordinance or section thereof shall be revised or
31 amended unless the new ordinance contains the entire ordinance or section

1 as revised or amended and the ordinance or section so amended is
2 repealed, except that:

3 (a) For an ordinance revising all the ordinances of a city of the
4 first class, the only title necessary shall be An ordinance of the city
5 of, revising all the ordinances of the city. Under such title
6 all the ordinances may be revised in sections and chapters or otherwise,
7 may be corrected, added to, and any part suppressed, and may be repealed
8 with or without a saving clause as to the whole or any part without other
9 title; and

10 (b) For an ordinance used solely to revise ordinances or code
11 sections or to enact new ordinances or code sections in order to adopt
12 statutory changes made by the Legislature which are specific and
13 mandatory and bring the ordinances or code sections into conformance with
14 state law, the title need only state that the ordinance revises those
15 ordinances or code sections affected by or enacts ordinances or code
16 sections generated by legislative changes. Under such title, all such
17 ordinances or code sections may be revised, repealed, or enacted in
18 sections and chapters or otherwise by a single ordinance without other
19 title.

20 Sec. 13. Section 17-405.01, Revised Statutes Cumulative Supplement,
21 2020, is amended to read:

22 17-405.01 (1) Except as provided in subsections (2) and (3) of this
23 section and section 17-407, the mayor and city council of any city of the
24 second class or the chairperson and members of the village board of
25 trustees may by ordinance, except as provided in sections 13-1111 to
26 13-1118, at any time, include within the corporate limits of such city or
27 village any contiguous or adjacent lands, lots, tracts, streets, or
28 highways as are urban or suburban in character, and in such direction as
29 may be deemed proper. Such grant of power shall not be construed as
30 conferring power to extend the limits of any city of the second class or
31 village over any agricultural lands which are rural in character.

1 (2) The mayor and city council of any city of the second class or
2 the chairperson and members of the village board of trustees may, by
3 ordinance, annex any lands, lots, tracts, streets, or highways which
4 constitute a redevelopment project area so designated by the city or
5 village or its community redevelopment authority in accordance with the
6 provisions of the Community Development Law when such annexation is for
7 the purpose of implementing a lawfully adopted redevelopment plan
8 containing a provision dividing ad valorem taxes as provided in
9 subsection (1) of section 18-2147 and which will involve the construction
10 or development of an agricultural processing facility, notwithstanding
11 that such lands, lots, tracts, streets, or highways are not contiguous or
12 adjacent or are not urban or suburban in character. Such annexation shall
13 comply with all other provisions of law relating to annexation generally
14 for cities of the second class and villages. The city or village shall
15 not, in consequence of the annexation under this subsection of any
16 noncontiguous land, exercise the authority granted to it by law to extend
17 its extraterritorial zoning jurisdiction beyond its corporate boundaries
18 for purposes of planning, zoning, or subdivision development without the
19 agreement of any other city, village, or county currently exercising
20 zoning jurisdiction over the area surrounding the annexed redevelopment
21 project area. The annexation of any noncontiguous land undertaken
22 pursuant to this subsection shall not result in any change in the service
23 area of any electric utility without the express agreement of the
24 electric utility serving the annexed noncontiguous area at the time of
25 annexation, except that at such time following the annexation of the
26 noncontiguous area as the city or village lawfully annexes sufficient
27 intervening territory so as to directly connect the noncontiguous area to
28 the main body of the city or village, such noncontiguous area shall,
29 solely for the purposes of section 70-1008, be treated as if it had been
30 annexed by the city or village on the date upon which the connecting
31 intervening territory had been formally annexed. For purposes of this

1 subsection, agricultural processing facility means a plant or
2 establishment where value is added to agricultural commodities through
3 processing, fabrication, or other means and where eighty percent or more
4 of the direct sales from the facility are to other than the ultimate
5 consumer of the processed commodities. A facility shall not qualify as an
6 agricultural processing facility unless its construction or development
7 involves the investment of more than one million dollars derived from
8 nongovernmental sources.

9 (3) The mayor and two-thirds of the city council of any city of the
10 second class or the chairperson and two-thirds of the members of the
11 village board of trustees may, by ordinance, annex any lands, lots,
12 tracts, streets, or highways when such annexation is for the purpose of
13 relocating part or all of such city or village due to catastrophic
14 flooding, notwithstanding that such lands, lots, tracts, streets, or
15 highways are not contiguous or adjacent or are not urban or suburban in
16 character. Such annexation shall comply with all other provisions of law
17 relating to annexation generally for cities of the second class and
18 villages. The city or village shall not, in consequence of the annexation
19 under this subsection of any noncontiguous land, exercise the authority
20 granted to it by law to extend its extraterritorial zoning jurisdiction
21 beyond its corporate boundaries for purposes of planning, zoning, or
22 subdivision development without the agreement of any other city, village,
23 or county currently exercising zoning jurisdiction over the area
24 surrounding the annexed area. The annexation of any noncontiguous land
25 undertaken pursuant to this subsection shall not result in any change in
26 the service area of any electric utility without the express agreement of
27 the electric utility serving the annexed noncontiguous area at the time
28 of annexation, except that at such time following the annexation of the
29 noncontiguous area as the city or village lawfully annexes sufficient
30 intervening territory so as to directly connect the noncontiguous area to
31 the main body of the city or village, such noncontiguous area shall,

1 solely for the purposes of section 70-1008, be treated as if it had been
2 annexed by the city or village on the date upon which the connecting
3 intervening territory had been formally annexed. If, within five years
4 following an annexation undertaken pursuant to this subsection, part or
5 all of the city or village has not been relocated to the annexed area,
6 the city or village shall initiate detachment ~~disconnection~~ of such
7 annexed area pursuant to subsection (2) of section 15 of this act ~~17-414~~.
8 For purposes of this subsection, catastrophic flooding means a flooding
9 event that (a) results in total property damage within the city or
10 village which exceeds forty-five percent of the total assessed value of
11 the improvements within the city or village and (b) is declared to be a
12 major disaster by the President of the United States or the Governor.

13 Sec. 14. Section 17-614, Revised Statutes Cumulative Supplement,
14 2020, is amended to read:

15 17-614 (1) All ordinances and resolutions or orders for the
16 appropriation or payment of money shall require for their passage or
17 adoption the concurrence of a majority of all members elected to the city
18 council in a city of the second class or village board of trustees. The
19 mayor of a city of the second class may vote when his or her vote would
20 provide the additional vote required to attain the number of votes equal
21 to a majority of the number of members elected to the city council, and
22 the mayor shall, for the purpose of such vote, be deemed to be a member
23 of the city council. Ordinances of a general or permanent nature shall be
24 read by title on three different days unless three-fourths of the city
25 council or village board of trustees vote to suspend this requirement,
26 except that such requirement shall not be suspended (a) for any ordinance
27 for the annexation of territory or the redrawing of boundaries for city
28 council or village board of trustees election districts or wards or (b)
29 as otherwise provided by law. In case such requirement is suspended, the
30 ordinances shall be read by title and then moved for final passage.
31 Three-fourths of the city council or village board of trustees may

1 require a reading of any such ordinance in full before enactment under
2 either procedure set out in this section.

3 (2) Ordinances shall contain no subject which is not clearly
4 expressed in the title, and, except as provided in section 19-915, no
5 ordinance or section of such ordinance shall be revised or amended unless
6 the new ordinance contains the entire ordinance or section as revised or
7 amended and the ordinance or section so amended is repealed, except that:

8 (a) For an ordinance revising all the ordinances of the city of the
9 second class or village, the title need only state that the ordinance
10 revises all the ordinances of the city or village. Under such title all
11 the ordinances may be revised in sections and chapters or otherwise, may
12 be corrected, added to, and any part suppressed, and may be repealed with
13 or without a saving clause as to the whole or any part without other
14 title; and

15 (b) For an ordinance used solely to revise ordinances or code
16 sections or to enact new ordinances or code sections in order to adopt
17 statutory changes made by the Legislature which are specific and
18 mandatory and bring the ordinances or code sections into conformance with
19 state law, the title need only state that the ordinance revises those
20 ordinances or code sections affected by or enacts ordinances or code
21 sections generated by legislative changes. Under such title, all such
22 ordinances or code sections may be revised, repealed, or enacted in
23 sections and chapters or otherwise by a single ordinance without other
24 title.

25 Sec. 15. (1) Any person owning real property located within and
26 adjacent to the corporate limits of a city of the first class, city of
27 the second class, or village seeking to have such property detached from
28 the corporate limits of such city or village may file a request with the
29 city council or village board of trustees asking that such property be
30 detached. The request shall contain the legal description of the property
31 sought to be detached. If the city council or village board of trustees

1 determines that the property meets the requirements of this section and
2 that all or a part of such property ought to be detached, the city
3 council or village board of trustees shall adopt an ordinance by a
4 majority vote of its members to order such property detached from the
5 corporate limits of the city or village. The city clerk or village clerk
6 shall file a certified copy of such ordinance in the office of the
7 register of deeds and of the election commissioner or county clerk of the
8 county in which such property is located.

9 (2) A city of any class or village may initiate detachment of any
10 real property located within and adjacent to the corporate limits of such
11 city or village by first publishing notice in a legal newspaper in or of
12 general circulation in the city or village of the intention of the city
13 or village to detach such property. Such notice shall include a legal
14 description of the property to be detached and shall provide the date,
15 time, and place of the meeting at which the ordinance ordering such
16 property to be detached will be voted on by the city council or village
17 board of trustees. If, by a majority vote of its members, the city
18 council or village board of trustees adopts the ordinance ordering such
19 property detached from the corporate limits of the city or village, the
20 city clerk or village clerk shall file a certified copy of such ordinance
21 in the office of the register of deeds and of the election commissioner
22 or county clerk of the county in which such property is located.

23 Sec. 16. Section 18-132, Revised Statutes Cumulative Supplement,
24 2020, is amended to read:

25 18-132 (1) The city council of any city or village board of any
26 village may adopt by ordinance the conditions, provisions, limitations,
27 and terms of a plumbing code, an electrical code, a fire prevention code,
28 a building or construction code, and any other standard code which
29 contains rules and regulations printed as a code in book or pamphlet
30 form, by reference to such code, or portions thereof, alone, without
31 setting forth in the ordinance the conditions, provisions, limitations,

1 and terms of such code. When any such code, or portion thereof, has been
2 incorporated by reference into such ordinance, as provided in this
3 section, it shall have the same force and effect as though it had been
4 written in its entirety in such ordinance without further or additional
5 publication thereof.

6 (2) Not less than one copy of such standard code, or portion
7 thereof, shall be kept for use and examination by the public in the
8 office of the city or village clerk prior to the adoption thereof and as
9 long as such standard code is in effect in such city or village.

10 (3) Any building or construction code implemented under this section
11 shall be adopted and enforced as provided in section 71-6406.

12 (4) If there is no ordinance adopting a plumbing code in effect in a
13 city or village, the 2018 ~~2009~~ Uniform Plumbing Code designated
14 ~~accredited~~ by the American National Standards Institute as an American
15 National Standard shall serve as the plumbing code for all the area
16 within the jurisdiction of the city or village. Nothing in this section
17 shall be interpreted as creating an obligation for the city or village to
18 inspect plumbing work done within its jurisdiction to determine
19 compliance with the plumbing code.

20 Sec. 17. Section 18-1915, Reissue Revised Statutes of Nebraska, is
21 amended to read:

22 18-1915 The State of Nebraska shall permit cities and villages to
23 collect permit fees and inspect all sanitary plumbing installed or
24 repaired, except for a single-family dwelling or a farm or ranch
25 structure, within the State of Nebraska outside of the zoning
26 jurisdiction of cities and villages. The city or village nearest the
27 construction site shall have jurisdiction to collect such permit fees and
28 conduct the inspection of the sanitary plumbing. If the city or village
29 has a plumbing ordinance in force and effect, such ordinance will govern
30 the installation of the sanitary plumbing. If there is no city ordinance
31 in effect for such city or village, the 2018 ~~2009~~ Uniform Plumbing Code

1 ~~designated accredited~~ by the American National Standards Institute as an
2 American National Standard shall apply to all buildings except single-
3 family dwellings and farm and ranch structures.

4 ~~Any code or ordinance enacted by a city or village which is at least~~
5 ~~equal to the 2009 Uniform Plumbing Code accredited by the American~~
6 ~~National Standards Institute shall take preference over the provisions of~~
7 ~~the immediately preceding sentence.~~

8 Sec. 18. Section 18-2103, Revised Statutes Cumulative Supplement,
9 2020, is amended to read:

10 18-2103 For purposes of the Community Development Law, unless the
11 context otherwise requires:

12 (1) Area of operation means and includes the area within the
13 corporate limits of the city and such land outside the city as may come
14 within the purview of sections 18-2123 and 18-2123.01;

15 (2) Authority means any community redevelopment authority created
16 pursuant to section 18-2102.01 and any community development agency
17 created pursuant to section 18-2101.01 and does not include a limited
18 community redevelopment authority;

19 (3) Blighted area means an area (a) which, by reason of the presence
20 of a substantial number of deteriorated or deteriorating structures,
21 existence of defective or inadequate street layout, faulty lot layout in
22 relation to size, adequacy, accessibility, or usefulness, insanitary or
23 unsafe conditions, deterioration of site or other improvements, diversity
24 of ownership, tax or special assessment delinquency exceeding the fair
25 value of the land, defective or unusual conditions of title, improper
26 subdivision or obsolete platting, or the existence of conditions which
27 endanger life or property by fire and other causes, or any combination of
28 such factors, substantially impairs or arrests the sound growth of the
29 community, retards the provision of housing accommodations, or
30 constitutes an economic or social liability and is detrimental to the
31 public health, safety, morals, or welfare in its present condition and

1 use and (b) in which there is at least one of the following conditions:

2 (i) Unemployment in the designated area is at least one hundred twenty
3 percent of the state or national average; (ii) the average age of the
4 residential or commercial units in the area is at least forty years;
5 (iii) more than half of the plotted and subdivided property in an area is
6 unimproved land that has been within the city for forty years and has
7 remained unimproved during that time; (iv) the per capita income of the
8 area is lower than the average per capita income of the city or village
9 in which the area is designated; or (v) the area has had either stable or
10 decreasing population based on the last two decennial censuses. In no
11 event shall a city of the metropolitan, primary, or first class designate
12 more than thirty-five percent of the city as blighted, a city of the
13 second class shall not designate an area larger than fifty percent of the
14 city as blighted, and a village shall not designate an area larger than
15 one hundred percent of the village as blighted. A redevelopment project
16 involving a formerly used defense site as authorized under section
17 18-2123.01 and any area declared to be an extremely blighted area under
18 section 18-2101.02 shall not count towards the percentage limitations
19 contained in this subdivision;

20 (4) Bonds means any bonds, including refunding bonds, notes, interim
21 certificates, debentures, or other obligations issued pursuant to the
22 Community Development Law except for bonds issued pursuant to section
23 18-2142.04;

24 (5) Business means any private business located in an enhanced
25 employment area;

26 (6) City means any city or incorporated village in the state;

27 (7) Clerk means the clerk of the city or village;

28 (8) Community redevelopment area means a substandard and blighted
29 area which the community redevelopment authority designates as
30 appropriate for a redevelopment project;

31 (9) Employee means a person employed at a business as a result of a

1 redevelopment project;

2 (10) Employer-provided health benefit means any item paid for by the
3 employer in total or in part that aids in the cost of health care
4 services, including, but not limited to, health insurance, health savings
5 accounts, and employer reimbursement of health care costs;

6 (11) Enhanced employment area means an area not exceeding six
7 hundred acres (a) within a community redevelopment area which is
8 designated by an authority as eligible for the imposition of an
9 occupation tax or (b) not within a community redevelopment area as may be
10 designated under section 18-2142.04;

11 (12) Equivalent employees means the number of employees computed by
12 (a) dividing the total hours to be paid in a year by (b) the product of
13 forty times the number of weeks in a year;

14 (13) Extremely blighted area means a substandard and blighted area
15 in which: (a) The average rate of unemployment in the area during the
16 period covered by the most recent federal decennial census or American
17 Community Survey 5-Year Estimate is at least two hundred percent of the
18 average rate of unemployment in the state during the same period; and (b)
19 the average poverty rate in the area exceeds twenty percent for the total
20 federal census tract or tracts or federal census block group or block
21 groups in the area;

22 (14) Federal government means the United States of America, or any
23 agency or instrumentality, corporate or otherwise, of the United States
24 of America;

25 (15) Governing body or local governing body means the city council,
26 board of trustees, or other legislative body charged with governing the
27 municipality;

28 (16) Limited community redevelopment authority means a community
29 redevelopment authority created pursuant to section 18-2102.01 having
30 only one single specific limited pilot project authorized;

31 (17) Mayor means the mayor of the city or chairperson of the board

1 of trustees of the village;

2 (18) New investment means the value of improvements to real estate
3 made in an enhanced employment area by a developer or a business;

4 (19) Number of new employees means the number of equivalent
5 employees that are employed at a business as a result of the
6 redevelopment project during a year that are in excess of the number of
7 equivalent employees during the year immediately prior to the year that a
8 redevelopment plan is adopted;

9 (20) Obligee means any bondholder, agent, or trustee for any
10 bondholder, or lessor demising to any authority, established pursuant to
11 section 18-2102.01, property used in connection with a redevelopment
12 project, or any assignee or assignees of such lessor's interest or any
13 part thereof, and the federal government when it is a party to any
14 contract with such authority;

15 (21) Occupation tax means a tax imposed under section 18-2142.02;

16 (22) Person means any individual, firm, partnership, limited
17 liability company, corporation, company, association, joint-stock
18 association, or body politic and includes any trustee, receiver,
19 assignee, or other similar representative thereof;

20 (23) Public body means the state or any municipality, county,
21 township, board, commission, authority, district, or other political
22 subdivision or public body of the state;

23 (24) Real property means all lands, including improvements and
24 fixtures thereon, and property of any nature appurtenant thereto, or used
25 in connection therewith, and every estate, interest and right, legal or
26 equitable, therein, including terms for years and liens by way of
27 judgment, mortgage, or otherwise, and the indebtedness secured by such
28 liens;

29 (25) Redeveloper means any person, partnership, or public or private
30 corporation or agency which enters or proposes to enter into a
31 redevelopment contract;

1 (26) Redevelopment contract means a contract entered into between an
2 authority and a redeveloper for the redevelopment of an area in
3 conformity with a redevelopment plan;

4 (27) Redevelopment plan means a plan, as it exists from time to time
5 for one or more community redevelopment areas, or for a redevelopment
6 project, which (a) conforms to the general plan for the municipality as a
7 whole and (b) is sufficiently complete to indicate such land acquisition,
8 demolition and removal of structures, redevelopment, improvements, and
9 rehabilitation as may be proposed to be carried out in the community
10 redevelopment area, zoning and planning changes, if any, land uses,
11 maximum densities, and building requirements;

12 (28) Redevelopment project means any work or undertaking in one or
13 more community redevelopment areas: (a) To acquire substandard and
14 blighted areas or portions thereof, including lands, structures, or
15 improvements the acquisition of which is necessary or incidental to the
16 proper clearance, development, or redevelopment of such substandard and
17 blighted areas; (b) to clear any such areas by demolition or removal of
18 existing buildings, structures, streets, utilities, or other improvements
19 thereon and to install, construct, or reconstruct streets, utilities,
20 parks, playgrounds, public spaces, public parking facilities, sidewalks
21 or moving sidewalks, convention and civic centers, bus stop shelters,
22 lighting, benches or other similar furniture, trash receptacles,
23 shelters, skywalks and pedestrian and vehicular overpasses and
24 underpasses, enhancements to structures in the redevelopment plan area
25 which exceed minimum building and design standards in the community and
26 prevent the recurrence of substandard and blighted conditions, and any
27 other necessary public improvements essential to the preparation of sites
28 for uses in accordance with a redevelopment plan; (c) to sell, lease, or
29 otherwise make available land in such areas for residential,
30 recreational, commercial, industrial, or other uses, including parking or
31 other facilities functionally related or subordinate to such uses, or for

1 public use or to retain such land for public use, in accordance with a
2 redevelopment plan; and may also include the preparation of the
3 redevelopment plan, the planning, survey, and other work incident to a
4 redevelopment project and the preparation of all plans and arrangements
5 for carrying out a redevelopment project; (d) to dispose of all real and
6 personal property or any interest in such property, or assets, cash, or
7 other funds held or used in connection with residential, recreational,
8 commercial, industrial, or other uses, including parking or other
9 facilities functionally related or subordinate to such uses, or any
10 public use specified in a redevelopment plan or project, except that such
11 disposition shall be at its fair value for uses in accordance with the
12 redevelopment plan; (e) to acquire real property in a community
13 redevelopment area which, under the redevelopment plan, is to be repaired
14 or rehabilitated for dwelling use or related facilities, repair or
15 rehabilitate the structures, and resell the property; (f) to carry out
16 plans for a program of voluntary or compulsory repair, rehabilitation, or
17 demolition of buildings in accordance with the redevelopment plan; and
18 (g) in a rural community or in an extremely blighted area within a
19 municipality that is not a rural community, to carry out construction of
20 workforce housing;

21 (29) Redevelopment project valuation means the valuation for
22 assessment of the taxable real property in a redevelopment project last
23 certified for the year prior to the effective date of the provision
24 authorized in section 18-2147;

25 (30) Rural community means any municipality in a county with a
26 population of fewer than one hundred thousand inhabitants as determined
27 by the most recent federal decennial census;

28 (31) Substandard area means an area in which there is a predominance
29 of buildings or improvements, whether nonresidential or residential in
30 character, which, by reason of dilapidation, deterioration, age or
31 obsolescence, inadequate provision for ventilation, light, air,

1 sanitation, or open spaces, high density of population and overcrowding,
2 or the existence of conditions which endanger life or property by fire
3 and other causes, or any combination of such factors, is conducive to ill
4 health, transmission of disease, infant mortality, juvenile delinquency,
5 and crime, (which cannot be remedied through construction of prisons),
6 and is detrimental to the public health, safety, morals, or welfare; and

7 (32) Workforce housing means:

8 (a) Housing that meets the needs of today's working families;

9 (b) Housing that is attractive to new residents considering
10 relocation to a rural community;

11 (c) Owner-occupied housing units that cost not more than two hundred
12 seventy-five thousand dollars to construct or rental housing units that
13 cost not more than two hundred thousand dollars per unit to construct.
14 For purposes of this subdivision (c), housing unit costs shall be updated
15 annually by the Department of Economic Development based upon the most
16 recent increase or decrease in the Producer Price Index for all
17 commodities, published by the United States Department of Labor, Bureau
18 of Labor Statistics;

19 (d) Owner-occupied and rental housing units for which the cost to
20 substantially rehabilitate exceeds fifty percent of a unit's assessed
21 value; and

22 (e) Upper-story housing.

23 Sec. 19. Section 18-2119, Revised Statutes Cumulative Supplement,
24 2020, is amended to read:

25 18-2119 (1) An authority shall, by public notice by publication once
26 each week for two consecutive weeks in a legal newspaper having a general
27 circulation in the city, prior to the consideration of any redevelopment
28 contract proposal relating to real estate owned or to be owned by the
29 authority, invite proposals from, and make available all pertinent
30 information to, private redevelopers or any persons interested in
31 undertaking the redevelopment of an area, or any part thereof, which the

1 governing body has declared to be in need of redevelopment. Such notice
2 shall identify the area, and shall state that such further information as
3 is available may be obtained at the office of the authority. The
4 authority shall consider all redevelopment proposals and the financial
5 and legal ability of the prospective redevelopers to carry out their
6 proposals and may negotiate with any redevelopers for proposals for the
7 purchase or lease of any real property in the redevelopment project area.
8 The authority may accept such redevelopment contract proposal as it deems
9 to be in the public interest and in furtherance of the purposes of the
10 Community Development Law if the authority has, not less than thirty days
11 prior thereto, notified the governing body in writing of its intention to
12 accept such redevelopment contract proposal. Thereafter, the authority
13 may execute such redevelopment contract in accordance with the provisions
14 of section 18-2118 and deliver deeds, leases, and other instruments and
15 take all steps necessary to effectuate such redevelopment contract. In
16 its discretion, the authority may, without regard to the foregoing
17 provisions of this section, dispose of real property in a redevelopment
18 project area to private redevelopers for redevelopment under such
19 reasonable competitive bidding procedures as it shall prescribe, subject
20 to the provisions of section 18-2118.

21 (2) In the case of any real estate owned by a redeveloper, the
22 authority may enter into a redevelopment contract providing for such
23 undertakings as the authority shall determine appropriate. Any such
24 redevelopment contract relating to real estate within an enhanced
25 employment area shall include a statement of the redeveloper's consent
26 with respect to the designation of the area as an enhanced employment
27 area, shall be recorded with respect to the real estate owned by the
28 redeveloper, and shall be binding upon all future owners of such real
29 estate.

30 (3)(a) Prior to entering into a redevelopment contract pursuant to
31 this section for a redevelopment plan that includes the division of taxes

1 as provided in section 18-2147, the authority shall require the
2 redeveloper to certify the following to the authority:

3 (i) Whether the redeveloper has filed or intends to file an
4 application to receive tax incentives under the Nebraska Advantage Act or
5 the Imagine Nebraska Act for a project located or to be located within
6 the redevelopment project area;

7 (ii) Whether such application includes or will include, as one of
8 the tax incentives, a refund of the city's local option sales tax
9 revenue; and

10 (iii) Whether such application has been approved under the Nebraska
11 Advantage Act or the Imagine Nebraska Act.

12 (b) The authority may consider the information provided under
13 subdivision (3)(a) of this section in determining whether to enter into
14 the redevelopment contract.

15 (4) A redevelopment contract for a redevelopment plan or
16 redevelopment project that includes the division of taxes as provided in
17 section 18-2147 shall include a provision requiring that the redeveloper
18 retain copies of all supporting documents that are associated with the
19 redevelopment plan or redevelopment project and that are received or
20 generated by the redeveloper for three years following the end of the
21 last fiscal year in which ad valorem taxes are divided and provide such
22 copies to the city as needed to comply with the city's retention
23 requirements under section 18-2117.04. For purposes of this subsection,
24 supporting document includes any cost-benefit analysis conducted pursuant
25 to section 18-2113 and any invoice, receipt, claim, or contract received
26 or generated by the redeveloper that provides support for receipts or
27 payments associated with the division of taxes.

28 (5) A redevelopment contract for a redevelopment plan that includes
29 the division of taxes as provided in section 18-2147 may include a
30 provision requiring that all ad valorem taxes levied upon real property
31 in a redevelopment project be paid before the taxes become delinquent in

1 order for such redevelopment project to receive funds from such division
2 of taxes.

3 (6) A redevelopment contract for a redevelopment plan or
4 redevelopment project that includes the division of taxes as provided in
5 section 18-2147 may include any additional requirements deemed necessary
6 by the city to ensure that such plan or project complies with the city's
7 comprehensive development plan, the city's affordable housing action plan
8 required under section 19-5505, city zoning regulations, and any other
9 reasonable planning requirements or goals established by the city.

10 Sec. 20. Section 23-172, Revised Statutes Cumulative Supplement,
11 2020, is amended to read:

12 23-172 (1) The county board may adopt by resolution, which shall
13 have the force and effect of law, the conditions, provisions,
14 limitations, and terms of a building or construction code, a plumbing
15 code, an electrical code, a fire prevention code, or any other code
16 relating to building or relating to the erection, construction,
17 reconstruction, alteration, repair, conversion, maintenance, placing, or
18 using of any building, structure, automobile trailer, house trailer, or
19 cabin trailer. For this purpose, the county board may adopt any standard
20 code which contains rules or regulations printed as a code in book or
21 pamphlet form by reference to such code or portions thereof without
22 setting forth in the resolution the conditions, provisions, limitations,
23 or terms of such code. When such code or any such standard code or
24 portion thereof is incorporated by reference into such resolution, it
25 shall have the same force and effect as though it had been written in its
26 entirety in such resolution without further or additional publication.

27 (2) Not less than one copy of such code or such standard code or
28 portion thereof shall be kept for use and examination by the public in
29 the office of the clerk of such county prior to the adoption thereof and
30 as long as such standard code is in effect in such county.

31 (3) Any building or construction code implemented under this section

1 shall be adopted and enforced as provided in section 71-6406.

2 (4) If there is no county resolution adopting a plumbing code in
3 effect for such county, the 2018 ~~2009~~ Uniform Plumbing Code designated
4 ~~accredited~~ by the American National Standards Institute as an American
5 National Standard shall apply to all buildings.

6 (5) Any code adopted and approved by the county board, as provided
7 in this section, or if there is no county resolution adopting a plumbing
8 code in effect for such county, the 2018 ~~2009~~ Uniform Plumbing Code
9 designated ~~accredited~~ by the American National Standards Institute as an
10 American National Standard, and the building permit requirements or
11 occupancy permit requirements imposed by such code or by sections
12 23-114.04 and 23-114.05, shall apply to all of the county except within
13 the limits of any incorporated city or village and except within an
14 unincorporated area where a city or village has been granted zoning
15 jurisdiction and is exercising such jurisdiction.

16 (6) Nothing in this section shall be interpreted as creating an
17 obligation for the county to inspect plumbing work done within its
18 jurisdiction to determine compliance with the plumbing code.

19 Sec. 21. Section 71-6403, Revised Statutes Cumulative Supplement,
20 2020, is amended to read:

21 71-6403 (1) There is hereby created the state building code. The
22 Legislature hereby adopts by reference:

23 (a) The International Building Code (IBC), ~~chapter 13 of the 2018~~
24 ~~edition, and all but such chapter of the 2018 edition~~ except section
25 101.4.3 and chapter 29, published by the International Code Council,
26 except that (i) section 305.2.3 applies to a facility having twelve or
27 fewer children and (ii) section 310.4.1 applies to a care facility for
28 twelve or fewer persons;

29 (b) The International Residential Code (IRC), ~~chapter 11 of the 2018~~
30 ~~edition, and all but such chapter of the 2018 edition,~~ except section
31 R313 and chapters 25 through 33, published by the International Code

1 Council;~~and~~

2 (c) The International Existing Building Code, 2018 edition except
3 section 809, published by the International Code Council; and -

4 (d) The Uniform Plumbing Code, 2018 edition, designated by the
5 American National Standards Institute as an American National Standard.

6 (2) The codes adopted by reference in subsection (1) of this section
7 and the minimum standards for radon resistant new construction adopted
8 under section 76-3504 shall constitute the state building code except as
9 amended pursuant to the Building Construction Act or as otherwise
10 authorized by state law.

11 Sec. 22. Section 71-6405, Reissue Revised Statutes of Nebraska, is
12 amended to read:

13 71-6405 (1) All state agencies, including all state constitutional
14 offices, state administrative departments, and state boards and
15 commissions, the University of Nebraska, and the Nebraska state colleges,
16 shall comply with the state building code. The state building code shall
17 be the legally applicable code in all buildings and structures owned by
18 the state or any state agency regardless of whether the state, state
19 agency, or applicable county, city, or village has provided for the
20 administration or enforcement of the state building code.

21 (2) No state agency may adopt, promulgate, or enforce any rule or
22 regulation in conflict with the state building code unless otherwise
23 specifically authorized by statute to (a) adopt, promulgate, or enforce
24 any rule or regulation in conflict with the state building code or (b)
25 adopt or enforce a building or construction code other than the state
26 building code.

27 (3) Nothing in the Building Construction Act shall authorize any
28 state agency to apply such act to manufactured homes or recreational
29 vehicles regulated by the Uniform Standard Code for Manufactured Homes
30 and Recreational Vehicles or to modular housing units regulated by the
31 Nebraska Uniform Standards for Modular Housing Units Act.

1 Sec. 23. Section 71-6406, Revised Statutes Cumulative Supplement,
2 2020, is amended to read:

3 71-6406 (1)(a) Any county, city, or village may enact, administer,
4 or enforce a local building or construction code if or as long as such
5 county, city, or village:

6 (i) Adopts the state building code; or

7 (ii) Adopts a building or construction code that conforms generally
8 with the state building code.

9 (b) If a county, city, or village does not adopt a code as
10 authorized under subdivision (a) of this subsection within two years
11 after an update to the state building code, the state building code shall
12 apply in the county, city, or village, except that such code shall not
13 apply to construction on a farm or for farm purposes.

14 (2) A local building or construction code shall be deemed to conform
15 generally with the state building code if it:

16 (a) Adopts a special or differing building standard by amending,
17 modifying, or deleting any portion of the state building code in order to
18 reduce unnecessary costs of construction, increase safety, durability, or
19 efficiency, establish best building or construction practices within the
20 county, city, or village, or address special local conditions within the
21 county, city, or village;

22 (b) Adopts any supplement, new edition, appendix, or component or
23 combination of components of the state building code;

24 (c) Adopts any of the following: Adopts section 305 or 310 of the
25 2018 edition of the International Building Code without the exceptions
26 described in subdivision (1)(a) of section 71-6403 or section R313 of the
27 2018 edition of the International Residential Code;

28 (i) Section 305 or 310 of the 2018 edition of the International
29 Building Code without the exceptions described in subdivision (1)(a) of
30 section 71-6403;

31 (ii) Section 101.4.3 or any portion of chapter 29 of the 2018

1 edition of the International Building Code;

2 (iii) Section R313 or any portion of chapters 25 through 33 of the
3 2018 edition of the International Residential Code; or

4 (iv) Section 809 of the 2018 edition of the International Existing
5 Building Code;

6 (d) Adopts a plumbing code, an electrical code, a fire prevention
7 code, or any other standard code as authorized under section 14-419,
8 15-905, 18-132, or 23-172;

9 (e) Adopts a local energy code as authorized under section 81-1618;
10 or

11 (f) Adopts minimum standards for radon resistant new construction
12 which meet the minimum standards adopted under section 76-3504.

13 (3) A local building or construction code shall not be deemed to
14 conform generally with the state building code if it:

15 (a) Includes a prior edition of any component or combination of
16 components of the state building code; or

17 (b) Does not include minimum standards for radon resistant new
18 construction that meet the minimum standards adopted under section
19 76-3504.

20 (4) A county, city, or village shall notify the Department of
21 Environment and Energy State Energy Office if it amends or modifies its
22 local building or construction code in such a way as to delete any
23 portion of (a) chapter 13 of the 2018 edition of the International
24 Building Code or (b) chapter 11 of the 2018 edition of the International
25 Residential Code. The notification shall be made within thirty days after
26 the adoption of such amendment or modification.

27 (5) A county, city, or village shall not adopt or enforce a local
28 building or construction code other than as provided by this section.

29 (6) A county, city, or village which adopts or enforces a local
30 building or construction code under this section shall regularly update
31 its code. For purposes of this section, a code shall be deemed to be

1 regularly updated if the most recently enacted state building code or a
2 code that conforms generally with the state building code is adopted by
3 the county, city, or village within two years after an update to the
4 state building code.

5 (7) A county, city, or village may adopt amendments for the proper
6 administration and enforcement of its local building or construction code
7 including organization of enforcement, qualifications of staff members,
8 examination of plans, inspections, appeals, permits, and fees. Any
9 amendment adopted pursuant to this section shall be published separately
10 from the local building or construction code. Any local building or
11 construction code adopted under subdivision (1)(a) of this section or the
12 state building code if applicable under subdivision (1)(b) of this
13 section shall be the legally applicable code regardless of whether the
14 county, city, or village has provided for the administration or
15 enforcement of its local building or construction code under this
16 subsection.

17 (8) A county, city, or village which adopts one or more standard
18 codes as part of its local building or construction code under this
19 section shall keep at least one copy of each adopted code, or portion
20 thereof, for use and examination by the public in the office of the clerk
21 of the county, city, or village prior to the adoption of the code and as
22 long as such code is in effect.

23 (9) Notwithstanding the provisions of the Building Construction Act,
24 a public building of any political subdivision shall be built in
25 accordance with the applicable local building or construction code. Fees,
26 if any, for services which monitor a builder's application of codes shall
27 be negotiable between the political subdivisions involved, but such fees
28 shall not exceed the actual expenses incurred by the county, city, or
29 village doing the monitoring.

30 Sec. 24. The Revisor of Statutes shall assign:

31 (1) Sections 1 to 9 of this act to a new article in Chapter 19; and

1 (2) Section 15 of this act to an article in Chapter 18.

2 Sec. 25. Sections 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21,
3 22, 23, 26, and 27 become operative three calendar months after the
4 adjournment of this legislative session. The other sections of this act
5 become operative on their effective date.

6 Sec. 26. Original sections 18-1915 and 71-6405, Reissue Revised
7 Statutes of Nebraska, and sections 14-137, 15-404, 16-404, 17-405.01,
8 17-614, 18-132, 18-2103, 18-2119, 23-172, 71-6403, and 71-6406, Revised
9 Statutes Cumulative Supplement, 2020, are repealed.

10 Sec. 27. The following sections are outright repealed: Sections
11 16-129 and 17-414, Revised Statutes Cumulative Supplement, 2020.

12 Sec. 28. Since an emergency exists, this act takes effect when
13 passed and approved according to law.