

ONE HUNDRED SEVENTH LEGISLATURE - FIRST SESSION - 2021
COMMITTEE STATEMENT
LB453

Hearing Date: Thursday February 04, 2021
Committee On: Judiciary
Introducer: McKinney
One Liner: Require landlords to comply with certain ordinances and change provisions relating to remedies under the Uniform Residential Landlord and Tenant Act

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

Vote Results:

Aye:	7	Senators Brandt, DeBoer, Geist, Lathrop, McKinney, Morfeld, Pansing Brooks
Nay:		
Absent:	1	Senator Slama
Present Not Voting:		

Oral Testimony:

Proponents:
Senator Terrell McKinney
Erin Feichtinger
Scott Mertz
Wilson Hupp

Representing:
Introducer
Together
Legal Aid of Nebraska
Self

Opponents:
Richard McDonald
Lynn Fisher
Gene Eckel

Scott Hoffman

Representing:
Metro Omaha Property Owners Association
Real Estate Owners & Managers Association
Nebraska Association of Commercial Property Owners &
The Apartment Association of Nebraska
Self

Neutral:
Justin Brady

Representing:
Nebraska Realtors Association

Submitted Written Testimony:

Proponents:
Carina McCormick
Catherine Mahern
Gary Fischer
Kelsey Waldron

Representing:
Renters Together
Self
Self
Women's Fund of Omaha

Opponents:

Representing:

Neutral:

Representing:

Summary of purpose and/or changes:

LB 453 adds a requirement for landlords by requiring compliance with any local rental registration ordinances. The proposal also limits the ability for a landlord to claim remedies when the rental agreement is terminated, such as damages and attorney's fees if the landlord does not comply with the local rental registration ordinances.

Section by section

Section 1 Amends 76-1419 regarding duties of a landlord to add language (subsection (1)(a)) requiring the landlord to comply with local rental registration ordinances.

Section 2 Amends 76-1435 regarding remedies when a rental agreement is terminated, by adding a new subsection (2) that would prohibit the claim for damages and attorney's fees if the landlord is not in compliance with local rental registration ordinances.

Section 3 Repeals original sections.

Explanation of amendments:

Committee amendment AM198 adds language that provides that the rental registration ordinances that the landlord must meet were adopted on or before January 1, 2021.

Steve Lathrop, Chairperson