

One Hundred Seventh Legislature - First Session - 2021

Introducer's Statement of Intent

LB358

Chairperson: Senator Steve Lathrop

Committee: Judiciary

Date of Hearing: January 27, 2021

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

LB 358 adds the following to the list of actions by a tenant for which a landlord cannot retaliate:

- The tenant has made a good faith complaint to the landlord of a violation of the housing code or noncompliance with the lease agreement.
- The tenant has exercised or attempted to exercise a right or remedy under the lease agreement or law.

Retaliation means increasing rent, decreasing services, initiating or threatening to initiate eviction proceedings.

The bill adds that evidence of a complaint by the tenant within six months of the act of retaliation creates a rebuttable presumption that the landlord's conduct was retaliatory. Effectively, this bill would prevent landlords from being able to retaliate against a tenant for making a good faith complaint about a code or lease violation.

Principal Introducer: _____

Senator Megan Hunt