

**ONE HUNDRED EIGHTH LEGISLATURE - SECOND SESSION - 2024**  
**COMMITTEE STATEMENT**  
**LB1312**

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**Hearing Date:** Wednesday January 31, 2024  
**Committee On:** Judiciary  
**Introducer:** Dover  
**One Liner:** Provide for electronic notices by landlords under the Uniform Residential Landlord and Tenant Act and the Mobile Home Landlord and Tenant Act

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

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**Vote Results:**  
**Aye:** 8 Senators Bosn, Blood, DeBoer, DeKay, Holdcroft, Ibach, McKinney, Wayne  
**Nay:**  
**Absent:**  
**Present Not Voting:**

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**Testimony:**

**Proponents:**  
Senator Robert Dover  
Lynn Fisher

Dennis Tierney

**Opponents:**  
Benjamin Buras

**Neutral:**

**Representing:**  
Opening Presenter  
Statewide Property Owner Realty Renters Association | Nebraska Manufactured Housing Association | Nebraska Realtors Association  
Metro Omaha Property Owners Association

**Representing:**  
Self

**Representing:**

\* ADA Accommodation Written Testimony

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**Summary of purpose and/or changes:**

LB1312 allows landlords to provide documents and notices to tenants electronically under certain circumstances.

**Section-by-Section:**

Section 1: Amends Nebraska Revised Statute § 76-1410 to add a definition for “writing or written” to include a notice or document provided by electronic means.

Section 2: Amends Nebraska Revised Statute § 76-1413 to add that a person has notice of a fact pursuant to this section if notice is delivered by electronic means. This section defines “delivered by electronic means” and provides



for methods of electronic delivery. Allows for certain documents to be delivered, stored, and presented by electronic means so long as it meets the requirements of the Uniform Electronic Transactions Act. A notice or document may be delivered by electronic means by a landlord to a tenant if certain enumerated circumstances are met. Creates duties for landlords to ensure that the requirements of this section are met. Exempts landlords from civil liability for any harm or injury resulting from tenant's election to receive electronic notices. Also provides that this section shall not be construed to modify, limit, or supersede the federal Electronic Signatures in Global and National Commerce Act.

Section 3: Includes section 5 of this act as part of the Mobile Home Landlord and Tenant Act.

Section 4: Includes section 5 of this act as part of the Mobile Home Landlord and Tenant Act.

Section 5: Adds a definition for "writing or written" as defined by Section 1.

Section 6: Includes the same language as Section 2, but applied to the Mobile Home Landlord and Tenant Act.

Section 7: Repealer clause.

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**Explanation of amendments:**

AM2435 amends LB1312 to also allow tenants to communicate with landlords electronically.

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Justin Wayne, Chairperson

