

**FISCAL NOTE**  
**LEGISLATIVE FISCAL ANALYST ESTIMATE**

<b>ESTIMATE OF FISCAL IMPACT – STATE AGENCIES (See narrative for political subdivision estimates)</b>				
	<b>FY 2024-25</b>		<b>FY 2025-26</b>	
	<b>EXPENDITURES</b>	<b>REVENUE</b>	<b>EXPENDITURES</b>	<b>REVENUE</b>
GENERAL FUNDS	See Below		See Below	
CASH FUNDS				
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS	See Below		See Below	

**Any Fiscal Notes received from state agencies and political subdivisions are attached following the Legislative Fiscal Analyst Estimate.**

LB1115 prohibits rental agreements from waiving tenants' rights, prevents the authorization of third-party judgments, and protects tenants from being held liable for their landlords' attorney fees or negligence. In addition, the bill renders certain unfair rental agreement provisions unenforceable, empowering tenants to recover damages and attorney fees should landlords deliberately employ such provisions.

Further, it revises the procedures for filing complaints related to property possession, ensuring the specificity of complaints and affirming the right to a jury trial. The process of summons issuance and service in cases involving property possession is also updated for improved clarity and efficiency.

The bill also amends trial procedures, including jury trials and the timing of possession actions. Lastly, it establishes clear procedures for handling property and personal possessions in instances where landlords gain possession.

Expenditures:

The Supreme Court states that LB1115 could significantly affect the judicial system, particularly in terms of court staff workload. Data from other states where legal counsel is frequently involved in eviction cases suggest a potential increase in judicial workload by 10-20%.

There is a one-time Cash Fund Impact estimated at \$10,000 for FY24-25 that would be for modifying JUSTICE, the Judicial Branch's case management system.

County expenditures related to jury trials, such as juror fees, will also see an increase.

