

ONE HUNDRED EIGHTH LEGISLATURE

FIRST SESSION

LEGISLATIVE RESOLUTION 205

Introduced by DeBoer, 10.

PURPOSE: The purpose of this resolution is to propose an interim study to seek out information relating to common issues affecting tenants and landlords in Nebraska. A variety of legislation is introduced to reinforce or better structure the laws affecting the tenants and landlords of Nebraska every year. Despite continued work on legislation addressing the issue, many opportunities for conflict still exist in the status quo. Further, the housing shortage in the State of Nebraska continues to increase steadily. Research should be conducted to attempt to find common ground between tenants and landlords and identify solutions.

This study may include, but need not be limited to:

(1) Identifying the rights of tenants and landlords regarding property owners entering the premises of their properties which are under lease and the notice required for such visits;

(2) Examining the need and usefulness for landlord risk mitigation payments;

(3) Researching the restrictions on pet security deposits;

(4) Examining the Uniform Residential Landlord and Tenant Act and the Mobile Home Landlord and Tenant Act and potential legislative changes;

(5) Examining the potential standardization of local housing authority operating regulations;

(6) Examining quiet title actions;

(7) Ascertaining the frequency and causes of late fees associated with rent in Nebraska and assessing the value of the current late fee limit; and

(8) Reviewing the current system of reporting and notifying violations of lease agreements or condemnations of properties.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE ONE HUNDRED EIGHTH LEGISLATURE OF NEBRASKA, FIRST SESSION:

1. That the Judiciary Committee of the Legislature shall be designated to conduct an interim study to carry out the purposes of this resolution.

2. That the committee shall upon the conclusion of its study make a report of its findings, together with its recommendations, to the Legislative Council or Legislature.