

**ONE HUNDRED NINTH LEGISLATURE - SECOND SESSION - 2026**  
**COMMITTEE STATEMENT**  
**LB1041**

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**Hearing Date:** Tuesday February 03, 2026  
**Committee On:** Urban Affairs  
**Introducer:** Rountree  
**One Liner:** Provide requirements for cities, villages, and counties relating to accessory dwelling units

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

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**Vote Results:**

<b>Aye:</b>	6	Senators McKinney, Cavanaugh, J., Clouse, Quick, Rountree, Sorrentino
<b>Nay:</b>	1	Senator Andersen
<b>Absent:</b>		
<b>Present Not Voting:</b>		

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**Testimony:**

**Proponents:**

Senator Victor Rountree  
Nick Knihnisky  
Zeke Rouse  
Todd Stubbendieck  
Justin Brady

**Representing:**

Opening Presenter  
Platte + Pine Construction and Remodel  
Spark  
AARP Nebraska  
Metro Omaha Builders Association, Home Builders Association of Lincoln, Nebraska State Home Builders, Nebraska Realtors Association

**Opponents:**

David Cary  
Lynn Rex  
  
Luke Bonkiewicz  
Roy Helm  
Jennifer Taylor

**Representing:**

City of Lincoln  
League of Nebraska Municipalities, Greater Cities of Nebraska  
Nebraska Association of County Officials  
Self  
City of Omaha

**Neutral:**

**Representing:**

\* ADA Accommodation Written Testimony

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

LB 1041 creates new sections of law relating to accessory dwelling units (ADUs). The bill states that cities, villages, and counties shall allow ADUs to be built on the same lot as a single-family residence. The bill also defines ADUs, provides conditions for cities and counties to regulate building requirements, and provides guidelines for building



ADUs on the same lot as a single-family residence.

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**Explanation of amendments:**

AM 2172 is a white copy amendment that strikes the original sections of the bill and instead inserts amended Section 19-5504. As amended, this section would add three additional reporting requirements to the report which is required to be submitted to the Urban Affairs Committee of the Legislature on or before July 1 of every odd-numbered year under the Municipal Density and Missing Middle Housing Act. Such requirements are the efforts made by the city to expand the use of accessory dwelling units in the city and any strategies to overcome those obstacles, which areas of the city allow for ADUs by right, and recommendations on actions that the state could take to assist cities in the construction of affordable housing.

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Terrell McKinney, Chairperson

