

ONE HUNDRED NINTH LEGISLATURE - SECOND SESSION - 2026
COMMITTEE STATEMENT
LB1251

Hearing Date: Tuesday February 17, 2026
Committee On: Banking, Commerce and Insurance
Introducer: Dover
One Liner: Change provisions relating to liens of homeowners' associations and unit owners associations

Roll Call Vote - Final Committee Action:
Advanced to General File

Vote Results:

Aye:	7	Senators Jacobson, Bostar, Hallstrom, Hardin, Riepe, von Gillern, Wordekemper
Nay:		
Absent:	1	Senator Dungan
Present Not Voting:		

Testimony:

Proponents:

Senator Robert Dover
Tim Hruza

Representing:

Opening Presenter
Nebraska State Bar Association

Opponents:

Representing:

Neutral:

Representing:

* ADA Accommodation Written Testimony

Summary of purpose and/or changes:

LB 1251 amends Neb. Rev. Stat. § 52-2001 and Neb. Rev. Stat. § 76-874 to strengthen the financial enforcement power of both homeowners' and condominium unit owners' associations by extending the statutory window for enforcing liens from 3 years to 5 years. The bill introduces a new "continuation statement" mechanism that allows associations to extend the life of a lien for an additional 5-year period, effectively doubling the time these organizations have to collect delinquent assessments. Beyond extending timelines, the bill expands the financial recovery available to associations by explicitly including late fees, interest, and attorney's fees in the lien amount. Notably, it ensures that associations can recover these legal costs even if a property owner pays their debt voluntarily after a lawsuit has been initiated but before a final judgment is rendered, thereby preventing owners from avoiding legal fees through late-stage settlements and providing associations with greater leverage in pursuing unpaid dues.



