

LEGISLATURE OF NEBRASKA
ONE HUNDRED NINTH LEGISLATURE
SECOND SESSION

LEGISLATIVE BILL 1114

Introduced by Urban Affairs Committee: McKinney, 11, Chairperson; Cavanaugh, J., 9; Quick, 35; Rountree, 3.

Read first time January 16, 2026

Committee:

1 A BILL FOR AN ACT relating to the Community Development Law; to amend
2 section 18-2155, Revised Statutes Cumulative Supplement, 2024; to
3 change provisions related to eligibility of redevelopment plans for
4 expedited review; and to repeal the original section.
5 Be it enacted by the people of the State of Nebraska,

1 **Section 1.** Section 18-2155, Revised Statutes Cumulative Supplement,
2 2024, is amended to read:

3 18-2155 (1) The governing body of a city may elect by resolution to
4 allow expedited reviews of redevelopment plans that meet the requirements
5 of subsection (2) of this section. A redevelopment plan that receives an
6 expedited review pursuant to this section shall be exempt from the
7 requirements of sections 18-2111 to 18-2115 and 18-2116.

8 (2) A redevelopment plan is eligible for expedited review under this
9 section if:

10 (a) The redevelopment plan includes only one redevelopment project;
11 (b) The redevelopment project involves:

12 (i) The repair, rehabilitation, or replacement of an existing
13 structure that has been within the corporate limits of the city for at
14 least twenty-five ~~sixty~~ years and is located within a substandard and
15 blighted area; or

16 (ii) The redevelopment of a vacant platted lot or nonconforming lot
17 of record that is located within a substandard and blighted area that has
18 been within the corporate limits of the city for at least twenty-five
19 ~~sixty~~ years and has been platted or recorded for at least twenty-five
20 ~~sixty~~ years;

21 (c) The redevelopment project is located in a county with a
22 population of less than one hundred thousand inhabitants; and

23 (d) The assessed value of the property within the redevelopment
24 project area when the project is complete is estimated to be no more
25 than:

26 (i) Three hundred fifty thousand dollars for a redevelopment project
27 involving a single-family residential structure;

28 (ii) One million five hundred thousand dollars for a redevelopment
29 project involving a multi-family residential structure or commercial
30 structure; or

31 (iii) Ten million dollars for a redevelopment project involving the

1 revitalization of a structure included in the National Register of
2 Historic Places.

3 (3) The governing body of a city that elects to allow expedited
4 reviews of redevelopment plans under this section may establish by
5 resolution an annual limit on the number of such redevelopment plans that
6 may be approved by the governing body.

7 (4) The expedited review shall consist of the following steps:

8 (a) A redeveloper shall prepare the redevelopment plan using a
9 standard form developed by the Department of Economic Development. The
10 form shall include (i) the existing uses and condition of the property
11 within the redevelopment project area, (ii) the proposed uses of the
12 property within the redevelopment project area, (iii) the number of years
13 the existing structure or vacant platted lot or nonconforming lot of
14 record has been within the corporate limits of the city ~~or the number of~~
15 ~~years that the vacant lot has been platted within the corporate limits of~~
16 ~~the city, whichever is applicable,~~ (iv) the current assessed value of the
17 property within the redevelopment project area, (v) the increase in the
18 assessed value of the property within the redevelopment project area that
19 is estimated to occur as a result of the redevelopment project, (vi) an
20 indication of whether the redevelopment project will be financed in whole
21 or in part through the division of taxes as provided in section 18-2147,
22 and (vii) the agreed-upon costs of the redevelopment project;

23 (b) The redeveloper shall submit the redevelopment plan directly to
24 the governing body along with an application fee in an amount set by the
25 governing body, not to exceed fifty dollars. Such application fee shall
26 be separate from any fees for building permits or other permits needed
27 for the project; and

28 (c) The governing body shall determine whether to approve or deny
29 the redevelopment plan within thirty days after submission of the plan. A
30 redevelopment plan may be denied if:

31 (i) The redevelopment plan does not meet the requirements of

1 subsection (2) of this section;

2 (ii) Approval of the redevelopment plan would exceed the annual
3 limit established under subsection (3) of this section; or

4 (iii) The redevelopment plan is inconsistent with the city's
5 comprehensive development plan.

6 (5) Each city may select the appropriate employee or department to
7 conduct expedited reviews pursuant to this section.

8 (6) For any approved redevelopment project that is financed in whole
9 or in part through the division of taxes as provided in section 18-2147:

10 (a) The authority shall incur indebtedness related to the
11 redevelopment project which shall not exceed the lesser of the agreed-
12 upon costs of the redevelopment project or the amount estimated to be
13 generated over a fifteen-year period from the portion of taxes mentioned
14 in subdivision (1)(b) of section 18-2147. Such indebtedness shall not
15 create a general obligation on behalf of the authority or the city in the
16 event that the amount generated over a fifteen-year period from the
17 portion of taxes mentioned in subdivision (1)(b) of section 18-2147 does
18 not equal the costs of the agreed-upon work to repair, rehabilitate, or
19 replace the structure or to redevelop the vacant platted lot or
20 nonconforming lot of record as provided in the redevelopment plan;

21 (b) Upon completion of the agreed-upon work to repair, rehabilitate,
22 or replace the structure or to redevelop the vacant platted lot or
23 nonconforming lot of record as provided in the redevelopment plan, the
24 redeveloper shall notify the county assessor of such completion; and

25 (c) The county assessor shall then determine:

26 (i) Whether the redevelopment project is complete. Redevelopment
27 projects must be completed within two years after the redevelopment plan
28 is approved under this section; and

29 (ii) The assessed value of the property within the redevelopment
30 project area.

31 (7) After the county assessor makes the determinations required

1 under subdivision (6)(c) of this section, the county assessor shall use a
2 standard certification form developed by the Department of Revenue to
3 certify to the authority:

4 (a) That improvements have been made and completed;
5 (b) That a valuation increase has occurred;
6 (c) The amount of the valuation increase; and
7 (d) That the valuation increase was due to the improvements made.

8 (8) Once the county assessor has made the certification required
9 under subsection (7) of this section, the authority may begin to use the
10 portion of taxes mentioned in subdivision (1)(b) of section 18-2147 to
11 pay the indebtedness incurred by the authority under subdivision (6)(a)
12 of this section.

13 (9) The payments shall be remitted to the holder of the
14 indebtedness. The changes made to this subsection by Laws 2023, LB531,
15 shall be retroactive in application and shall apply to redevelopment
16 plans approved prior to, on, or after June 7, 2023.

17 (10) A single fund may be used for all redevelopment projects that
18 receive an expedited review pursuant to this section. It shall not be
19 necessary to create a separate fund for any such project, including a
20 project financed in whole or in part through the division of taxes as
21 provided in section 18-2147.

22 (11) The governing body of a city that elects to allow expedited
23 reviews of redevelopment plans under this section may revoke such
24 election by resolution at any time. The revocation of such election shall
25 not affect the validity of (a) any redevelopment plan or redevelopment
26 project that was approved under this section prior to the revocation of
27 such election or (b) any indebtedness incurred by the authority under
28 subdivision (6)(a) of this section prior to the revocation of such
29 election.

30 **Sec. 2.** Original section 18-2155, Revised Statutes Cumulative
31 Supplement, 2024, is repealed.