

ONE HUNDRED NINTH LEGISLATURE

SECOND SESSION

**LEGISLATIVE RESOLUTION 312CA**

PROPOSED CONSTITUTIONAL AMENDMENT

Introduced by Clouse, 37.

Read first time January 21, 2026

Committee: Urban Affairs

1 THE MEMBERS OF THE ONE HUNDRED NINTH LEGISLATURE OF NEBRASKA, SECOND  
2 SESSION, RESOLVE THAT:

3 **Section 1.** At the general election in November 2026, the following  
4 proposed amendment to the Constitution of Nebraska shall be submitted to  
5 the electors of the State of Nebraska for approval or rejection:

6 To amend Article VIII, section 12:

7 **VIII-12** For the purpose of developing ~~rehabilitating, acquiring, or~~  
8 ~~redeveloping~~ ~~substandard and blighted~~ property and related public  
9 improvements in a residential development project or a redevelopment  
10 project as determined by law, any city or village of the state may,  
11 notwithstanding any other provision in the Constitution, and without  
12 regard to charter limitations and restrictions, incur indebtedness,  
13 whether by bond, loans, notes, advance of money, or otherwise.  
14 Notwithstanding any other provision in the Constitution or a local  
15 charter, such cities or villages may also pledge for and apply to the  
16 payment of the principal, interest, and any premium on such indebtedness  
17 all taxes levied by all taxing bodies on the assessed valuation of the  
18 property in the residential development project area or redevelopment  
19 ~~project area portion of a designated blighted and substandard area~~ that  
20 is in excess of the assessed valuation of such property for the year  
21 prior to such development ~~rehabilitation, acquisition, or redevelopment~~.  
22 Cities and villages may pledge such taxes for a period not to exceed  
23 thirty fifteen years for residential development purposes as determined

1 ~~by law and for a period not to exceed twenty years for redevelopment~~  
2 ~~purposes as determined by law. , except that the Legislature may allow~~  
3 ~~cities and villages to pledge such taxes for a period not to exceed~~  
4 ~~twenty years if, due to a high rate of unemployment combined with a high~~  
5 ~~poverty rate as determined by law, more than one-half of the property in~~  
6 ~~the project area is designated as extremely blighted.~~

7       When such indebtedness and the interest thereon have been paid in  
8 full, such property thereafter shall be taxed as is other property in the  
9 respective taxing jurisdictions and such taxes applied as all other taxes  
10 of the respective taxing bodies.

11       **Sec. 2.** The proposed amendment shall be submitted to the electors  
12 in the manner prescribed by the Constitution of Nebraska, Article XVI,  
13 section 1, with the following ballot language:

14       A constitutional amendment to authorize cities and villages to incur  
15 indebtedness for residential development projects and pledge taxes for  
16 such indebtedness and to change provisions relating to redevelopment  
17 projects.

18       For

19       Against.