

One Hundred Ninth Legislature - Second Session - 2026

Introducer's Statement of Intent

LB1251

Chairperson: Senator Mike Jacobson

Committee: Banking, Commerce and Insurance

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

LB 1251 aims to revise laws governing liens held by homeowners' associations (HOAs) and unit owners associations in Nebraska. The bill extends the period for enforcement of liens for unpaid assessments from three years to five years and allows for continued liens by filing a continuation statement within the appropriate timeframe. It clarifies and expands which costs and fees (including attorney's fees, court costs, and late fees) are recoverable under these liens, and specifies how courts are to assess the amount of such recoverable costs. Additionally, the bill adjusts certain priorities and notices regarding liens and escrow requirements to enhance transparency and fairness in HOA and unit owner association practices.

Principal Introducer: _____

Senator Robert Dover