

One Hundred Ninth Legislature - First Session - 2025

Introducer's Statement of Intent

LB501

Chairperson: Senator R. Brad von Gillern

Committee: Revenue

Date of Hearing: February 05, 2025

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

Nebraska's destroyed real property reassessment laws allow property owners of destroyed properties to apply to have their properties reassessed for property tax purposes provided that the amount of destruction meets or exceeds 20% of the structure's assessed value and that the incident occurs prior to July 1 of the same calendar year.

LB501 clarifies the language in Nebraska's destroyed real property reassessment laws to include all damages done to properties which are not caused by the owner of the property, such as arson. Current state statutes have been misinterpreted by lower courts to apply only to properties destroyed by a natural disaster. By changing the words 'destroyed property' to the words 'damaged property' the state statutes will better reflect and align with the original intent of Sen. Erdman's bill, LB 482 (2019), as well as the decision reached by the Nebraska Supreme Court in the case of Inland Insurance Co. v. Lancaster County Board of Equalization. The Nebraska Supreme Court ruled that the law does not apply only to situations caused "by forces of nature."

Principal Introducer: _____

Senator Glen Meyer