

January 30, 1979

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SENATOR NICHOL: Okay, thank you.

SPEAKER MARVEL: Senator Kahle, do you wish to speak to amendments #2, 3 and 4?

SENATOR KAHLE: Mr. President, members of the body, I know that circumstances alter cases and I can certainly see where in some instances it does create a problem for counties when they can not do anything with a piece of property and I think there is probably some things going on in Omaha that many of you are familiar with that the county cannot do much because they have not the power to go ahead. I really don't believe that this will hurt anything. I think that if you are going to allow a year's time and then a couple more years before you can actually sell the property that it is probably a good thing. Letting it go for five years doesn't really help anybody because if the property is in a deterioration set up and is going down hill, the longer you wait the worse off the county becomes and the people that had the property are not able to redeem it either. So I support the amendments.

SPEAKER MARVEL: Senator Johnson, do you wish to be recognized on #2, 3 and 4? We are going to have to put the question in a moment. Senator Johnson.

SENATOR JOHNSON: Mr. President, members of the body, I support amendments #2, 3 and 4. If I could get my microphone up, I really would support them very effectively. The function of those amendments is to shorten the foreclosure time on properties in tax delinquency. In Douglas County, studies by neighborhood associations have indicated that it can take as long as ten years for a deteriorated parcel, a tax delinquent parcel, to go through foreclosure. Neighborhood groups and the City of Omaha, itself, have recommended wholeheartedly that we reduce the foreclosure period as best we can. These amendments would lop two years off the regular foreclosure period of time and yet still allow the delinquent taxpayer adequate time to pay those taxes and redeem that property from foreclosure. Right now every delinquent taxpayer has a two year right to redeem property after the foreclosure itself has been affected. Foreclosure oftentimes takes between one and three years in the courts. Thus delinquent taxpayers will have at least three to five years to redeem that property even if the amendment is adopted. These are very good amendments. They promote urban redevelopment. They encourage the bringing of tax properties back on to the tax rolls relatively quickly and I encourage their adoption by this body.