

Legislature and endorsed by the voters property in urban areas would not sit idle for a long time. Instead, by lowering the right of redemption period to six months on the abandoned and tax foreclosed property, it can be more quickly sold and rehabilitated and put back on the tax rolls. But in committee we amended that so that the six month right of redemption period would also apply to tax foreclosed property that is located in an SID district. The amendment also stipulates that the six months redemption period shall not apply to owner occupied real estate. The committee felt that the proposed shorter six months redemption period should not apply to owner occupied property and cause such people to more easily lose their homes because of delinquent taxes. I urge the amendment of the committee amendments and then passage of LB 766. Thank you.

PRESIDENT: Senator Labeledz, there is no further lights on. Now there is. Senator Schmit, speaking to the amendments. Senator Schmit.

SENATOR SCHMIT: Mr. President, Senator Labeledz, has there been a problem in the cities because of the longer period of time that is required. Could that pose a serious problem insofar as the rehabilitation of structures is concerned?

SENATOR LABEDZ: Oh, most definitely, Senator Schmit. In a two year period you have, well for instance, we have residential homes that are owned by landlords outside the State of Nebraska and if they are not occupied and not rented, they don't pay the taxes and then the homes in that particular area, especially in the blighted areas, stands there for two years before the city can do anything. It also applies to commercial buildings. For instance, the Fontenelle Hotel, Blackstone Hotel. If the taxes aren't paid we have to wait two years after tax foreclosure and that is where the vandalism and the arson and the property standing and not on the tax rolls, that is the most important thing of all.

SENATOR SCHMIT: The bill will apply to residential property in which the owner does not occupy the property. Is that right?

SENATOR LABEDZ: That is correct, that is correct. It does not include the rural area. This is just in cities, incorporated cities and villages and SIDs.

SENATOR SCHMIT: Will there be a problem, Senator Labeledz, in regard to an owner who moves in or moves out, may live there or not for a continuous period of time, how would you handle the enforcement of that problem?