

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE  
Transcriber's Office  
FLOOR DEBATE

February 23, 2005 LB 66

would meet such a standard? And the answer comes back, the State Historic Preservation Officer. This is a trained person in the Historical Society. They're able to adjudge these things. They're intimately familiar with these national standards, and should be able to give us an answer as to whether this would qualify for the national registry. Doesn't have to be on the registry; needs to meet the standards so that it would otherwise do that. It's also possible to have a district, a historic district. And so, too, the Preservation Officer gets to determine whether or not a building in a historic district would qualify for the national registry. They need to be approved before the project begins and the valuation freeze occurs. The...Senator Pederson recited the standards by which we freeze values and allow the property owner to get some benefit for having gone through this. It is also the obligation of the owner to provide information upon completion. What we didn't want, because this was eight years long, was for somebody to get a designation easily at the beginning, then for six years do nothing, then come back and say, gosh, you know, what, I've changed my mind, and they would have gotten six years of frozen benefits, of frozen values, and therefore significant benefit. So the owner must provide information upon completion of the rehabilitation, including photographs. The State Historic Officer is to issue a final certificate of rehabilitation when the rehabilitation has been done. And that's the point at which the benefits begin to be received. We get the rehabilitation and the designation prior to giving the benefits. It is also possible for the benefits to be revoked. Now, it's a long shot, but it's possible. A building that's no longer significant to a historic district, or would no longer be considered qualified for listing on the National Registry of Historic Places. The reason why a building might at one point be historic and then lose its historic quality is if it is altered so significantly that it ceases to be the building that was historic, but now has glass windows and skylights, and plastic walls, and you know, whatever other exotic kinds of decoration might occur. It needs to continue to be that historic building that it has been. There was a provision in the bill that this committee strikes. The certificate of rehabilitation is to be revoked on a change of ownership other than a transfer between families, was in the original bill. We didn't want this benefit to go with the owner