

FISCAL NOTE
 LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES (See narrative for political subdivision estimates)				
	FY 2020-21		FY 2021-22	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS				
CASH FUNDS				
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS				

Any Fiscal Notes received from state agencies and political subdivisions are attached following the Legislative Fiscal Analyst Estimate.

LB 914 makes the following changes to the Mobile Home Landlord and Tenant Act:

- Requires landlords to provide the balance of any rental deposit or written statement showing the specific reason for withholding all or any portion of the deposit within 14 days after the date of termination of the tenancy.
- Requires that when no mailing address or instructions are provided by the tenant to the landlord that landlords send, via first class mail, the balance of the security deposit and a written itemization of the amount of the security deposit not returned, to the tenant's last known mailing address.
- Requires any deposit which remains outstanding after 30 days of the date of mailing or returned as undeliverable, to be remitted within 60 days after the initial date of mailing to the State Treasurer for disposition pursuant to the Uniform Disposition of Unclaimed Property Act.
- Negates any tenant liability for damages to a premises that are directly related to the tenant's removal by order of any governmental entity as a result of the premises not being fit for habitation due to negligence or neglect by the landlord.
- Provides tenants with an ability to recover court costs and reasonable attorney's fees when the landlord does not provide the statement required under the first two (2) bullets.
- Establishes that In the event the landlords failure to comply with the requirements under the first two (2) bullet points is willful and not in good faith, a tenants may recover an amount equal to one (1) month's rent or two (2) times the amount of the security deposit, whichever is less.
- Increases the amount of time landlords are required to provide a tenant to pay rent from five (5) to seven (7) days after being issued a written notice by the landlord of nonpayment and indicating intent to terminate the rental agreement, prior to terminating the rental agreement.

A fiscal impact is absent as the proposed legislation speaks to the rights of tenants and landlords.