

FISCAL NOTE
LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES (See narrative for political subdivision estimates)

EXPENDITURES	GENERAL	CASH	FEDERAL	REVOLVING	TOTAL
FY2025-2026	0	0	0	0	0
FY2026-2027	0	0	0	0	0
FY2027-2028	0	0	0	0	0
FY2028-2029	0	0	0	0	0
REVENUE	GENERAL	CASH	FEDERAL	REVOLVING	TOTAL
FY2025-2026	0	0	0	0	0
FY2026-2027	0	23,561,850	0	0	23,561,850
FY2027-2028	0	27,933,398	0	0	27,933,398
FY2028-2029	0	29,096,520	0	0	29,096,520

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

LB1067 would amend the Affordable Housing Trust Fund (AHTF) to strike allowable use that includes transfers to the General Fund, Behavioral Health Services Fund, Lead-Based Paint Hazard Control Fund, Middle Income Workforce Housing Investment Fund (MIWHIF), Rural Workforce Housing Investment Fund (RWHIF), and Site and Building Development Fund.

LB1067 would increase the Documentary Stamp Tax from \$2.32 to \$3.82 and create new transfers of \$.75 from the Documentary Stamp Tax increase to the MIWHIF and an additional \$.75 to the RWHIF. For purposes of this fiscal note estimate our office has taken the average revenue increase provided by the Department of Revenue and the Department of Economic Development. For FY28-29 our office utilized a 4% increase from the Department of Economic Development's estimates provided and averaged that with the Department of Revenue's estimates provided for that year.

	Estimated revenues		
	2026-27	2027-28	2028-29
RWHIF	\$11,780,925	\$13,966,699	\$14,548,260
MIWHIF	\$11,780,925	\$13,966,699	\$14,548,260
TOTAL	\$23,561,850	\$27,933,398	\$29,096,520

ADMINISTRATIVE SERVICES STATE BUDGET DIVISION: REVIEW OF AGENCY & POLT. SUB. RESPONSE		
LB: 1067	AM:	AGENCY/POLT. SUB: Department of Revenue
REVIEWED BY: Ryan Yang	DATE: 1/27/2026	PHONE: (402) 471-4178
COMMENTS: The Department of Revenue assessment of positive fiscal impact from LB 1067 appears reasonable.		

ADMINISTRATIVE SERVICES STATE BUDGET DIVISION: REVIEW OF AGENCY & POLT. SUB. RESPONSE		
LB: 1067	AM:	AGENCY/POLT. SUB: Department of Economic Development (DED)
REVIEWED BY: Ryan Yang	DATE: 1/20/2026	PHONE: (402) 471-4178
COMMENTS: The DED assessment of fiscal impact from LB 1067 appears reasonable.		

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2026

LB⁽¹⁾ 1067

FISCAL NOTE

State Agency OR Political Subdivision Name: ⁽²⁾

Department of Economic Development

Prepared by: ⁽³⁾ Kob Kitcharoen Date Prepared: ⁽⁴⁾ 01/14/25 Phone: ⁽⁵⁾ (402) 471-3741

ESTIMATE PROVIDED BY STATE AGENCY OR POLITICAL SUBDIVISION

	<u>FY 2026-27</u>		<u>FY 2027-28</u>	
	<u>EXPENDITURES</u>	<u>REVENUE</u>	<u>EXPENDITURES</u>	<u>REVENUE</u>
GENERAL FUNDS	_____	_____	_____	_____
CASH FUNDS	_____	\$26,957,700	_____	\$28,170,797
FEDERAL FUNDS	_____	_____	_____	_____
OTHER FUNDS	_____	_____	_____	_____
TOTAL FUNDS	_____	\$26,957,700	_____	\$28,170,797

Explanation of Estimate:

LB1067 changes the Documentary Stamp Tax rate and changes the distribution of the tax. The tax rate would be increased from \$2.32/\$1000 of value or fraction thereof, to \$3.82/\$1000 of value. The distribution proposed by LB1067 is detailed in the table below.

Existing Support from Tax	County	Affordable Housing Trust Fund	Site & Building Fund	Homeless Shelter Assistance Fund	Behavioral Health Fund	Domestic Violence Fund	Rural Workforce Fund	Middle Income Fund	Total
Current Distribution	\$0.50	\$0.95	\$0.25	\$0.25	\$0.30	\$0.07	-	-	\$2.32
LB1067 Distribution	\$0.50	\$0.95	\$0.25	\$0.25	\$0.30	\$0.07	\$0.75	\$0.75	\$3.82

The increase in the Documentary Stamp Tax rate is expected to increase revenue available to the Department of Economic Development (DED), through increased transfers to the Rural Workforce Housing Investment Fund and the Middle Income Workforce Housing Investment Fund. Based on DED's most recent estimates, the proposal in LB1067 would increase revenue to the three newly designated funds to \$28.2 million in FY2026-27 and \$29.4 million in FY2027-28.

Of this amount, DED estimates that revenue to funds administered by the Department would increase by approximately \$26.96 million in FY2026-27 and \$28.17 million in FY2027-28. The estimates reflect the upper bound of potential impacts under the assumption that the transaction volume remains unchanged from the previous estimates.

The table below presents the estimated revenue impact by fund resulting from the proposed changes in LB1067.

Fiscal Year	Affordable Housing Trust Fund	Site & Building Fund	Homeless Shelter Assistance Fund	Behavioral Health Fund	Domestic Violence Fund	Rural Workforce Fund	Middle Income Fund
Current							
2026-27	\$17.07	\$4.49	\$4.49	\$5.39	\$1.26	-	-
2027-28	\$17.84	\$4.70	\$4.70	\$5.63	\$1.31	-	-
LB1067 Proposal							
2026-27	\$17.07	\$4.49	\$4.49	\$5.39	\$1.26	\$13.48	\$13.48
2027-28	\$17.84	\$4.70	\$4.70	\$5.63	\$1.31	\$14.09	\$14.09

DED does not anticipate any changes in administrative expenditures.

BREAKDOWN BY MAJOR OBJECTS OF EXPENDITURE

Personal Services:

POSITION TITLE	NUMBER OF POSITIONS		2026-27 <u>EXPENDITURES</u>	2027-28 <u>EXPENDITURES</u>
	<u>26-27</u>	<u>27-28</u>		
Benefits.....				
Operating.....				
Travel.....				
Capital outlay.....				
Aid.....				
Capital improvements.....				
TOTAL.....				

State Agency Estimate

State Agency Name: Department of Revenue		Date Due LFO:			
Approved by: James R. Kamm	Date Prepared: 01/26/2026	Phone: 471-5896			
	FY 2026-2027	FY 2027-2028	FY 2028-2029		
	Expenditures	Revenue	Expenditures		
General Funds		\$ 0		\$ 0	\$ 0
Cash Funds		\$20,166,000		\$27,696,000	
Federal Funds					
Other Funds					
Total Funds		\$20,166,000		\$27,696,000	
					\$28,526,000

LB 1067 increases the documentary stamp tax by \$1.50 to \$3.82 on each \$1,000 dollars of real estate value transferred. Of the \$1.50 increase, \$0.75 would be transferred to the Rural Workforce Housing Investment Fund and the other \$0.75 would be transferred to the Middle-Income Workforce Housing Investment Fund. The revenue raised by the tax shall only be used for the purposes described in the bill.

It is estimated that LB 1067 will have the following impact on the Rural Workforce Housing Investment Fund and Middle-Income Workforce Housing Investment Fund:

Fiscal Year	Rural Workforce Housing Investment Fund	Middle Income Workforce Housing Investment Fund	Total
FY26-27	\$ 10,083,000	\$ 10,083,000	\$ 20,166,000
FY27-28	\$ 13,848,000	\$ 13,848,000	\$ 27,696,000
FY28-29	\$ 14,263,000	\$ 14,263,000	\$ 28,526,000

It is estimated that there will be minimal costs to the Department of Revenue to implement this bill.

LB 1067 is operative three months after the adjournment of the legislature.

Major Objects of Expenditure

Class Code	Classification Title	26-27 FTE	27-28 FTE	28-29 FTE	26-27 Expenditures	27-28 Expenditures	28-29 Expenditures
Benefits.....							
Operating Costs.....							
Travel.....							
Capital Outlay.....							
Capital Improvements.....							
Total.....							