



**Hundredth Legislature - Second Session - 2008**  
**Introducer's Statement of Intent**  
**LB 1117**

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**Chairperson:** Mike Friend  
**Committee:** Urban Affairs  
**Date of Hearing:** February 19, 2008

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

LB 1117 deals with homeowner's associations within sanitary and improvement districts (SIDs). It provides that each SID must provide information to the county listing the annual amount of any fees, dues or charges owing to a homeowner's association when membership is mandatory for all property owners in the SID, and the association holds title to and is financially responsible for the upkeep and maintenance of any real or personal property in the district.

The bill provides that in any such sanitary and improvement district, the voting rights shall be allocated on a uniform basis such as lot area, front footage, or a similar determinable standard and that any dues, fees or charges owed the homeowners' association shall also be calculated on a uniform basis.

The intent of the bill is to insure that property owners who are forced to be a part of a homeowners' association have voting rights and shall pay fees that are allocated uniformly among all property owners including the homeowners' association if it holds property in the SID.

**Principal Introducer:**

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**Senator Dwite Pedersen**