

ONE HUNDRED SIXTH LEGISLATURE - FIRST SESSION - 2019
COMMITTEE STATEMENT
LB434

Hearing Date: Friday March 01, 2019
Committee On: Judiciary
Introducer: Hansen, M.
One Liner: Change landlord and tenant provisions relating to three-day notice to quit and to create a right of redemption for tenants

Roll Call Vote - Final Committee Action:
Advanced to General File with amendment(s)

Vote Results:

Aye: 8 Senators Brandt, Chambers, DeBoer, Lathrop, Morfeld, Pansing Brooks, Slama, Wayne

Nay:

Absent:

Present Not Voting:

Oral Testimony:

Proponents:

Senator Matt Hansen
Erin Feichtinger
Leigha Wichelt
Sara Rips
Kevin Ruser
Isabel Salas

Representing:

Introducer
Together
self
Legal Aid of Nebraska
self
Renters Together

Opponents:

Donn Pearston
John Chatelain
Lynn Fisher

Representing:

self
Metro Omaha Property Owners Association
Great Place Properties; Real Estate Owners & Managers Association
self
Fee Based Property Management

Scott Hoffman
Dana Steffan

Neutral:

Representing:

Summary of purpose and/or changes:

LB 434 extends the time a tenant may pay rent due after receiving a termination notice from three to seven days and adds a new subsection that requires the landlord to cease eviction efforts and accept payment if the tenant pays past due rent, fees and costs within seven days prior to termination of the rental agreement.

Section 1 Amends section 76-1431 regarding rental terminations, by changing the time a tenant may pay unpaid rent after receiving a notice of intent to terminate from three to seven days. The bill also adds a new subsection that provides if the tenant pays all rent, fees and costs due, the landlord must accept payment and end eviction proceedings.

Section 2 Repeals original section.

Explanation of amendments:

The Committee Amendment to LB 434, AM 1317, amends the bill to reflect the portion of the bill that was amended into LB 433. The changes include specifying that the seven day notice is seven calendar days and removing subsections that provided for a right of redemption.

Steve Lathrop, Chairperson