

FISCAL NOTE
LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES (See narrative for political subdivision estimates)				
	FY 2019-20		FY 2020-21	
	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.

LB85 directs that the cities of Lincoln and Omaha adopt rental housing inspection programs to enforce relevant provisions of local building or construction codes for all residential rental property within the corporate limits of the respective cities. Provisions of the bill would require:

- 1) all residential rental property within the respective cities (with specific exception) be registered with the city
- 2) all residential rental property within the respective cities be inspected at least once within a three-year period (with specific exceptions)
- 3) a supplemental system of inspections of residential rental property upon receipt of any complaints
- 4) a procedure for owners of residential rental property to appeal adverse decisions under a rental housing inspection program

The bill would authorize the affected municipalities to adopt:

- 1) a schedule of annual property registration fees
- 2) a schedule of fines for failure to comply with registration requirements
- 3) a schedule of inspection fees for any reinspection required
- 4) a provision allowing less frequent inspections of residential rental properties with a history of code compliance and responsiveness to prior code complaints

Fiscal impacts of LB85 with respect to the cities of Lincoln and Omaha would be significant if the bill were to be enacted. These impacts ultimately would depend upon the nature of inspection programs adopted by the respective cities under the directives and authority provided by LB85 and would also depend substantially on schedules of fees and fines adopted to support residential rental property inspection programs.

Fiscal note responses from the cities of Lincoln and Omaha were yet to be received as of the deadline for submission of this fiscal note prior to the public hearing scheduled for LB85.