

ONE HUNDRED SEVENTH LEGISLATURE - SECOND SESSION - 2022
COMMITTEE STATEMENT
LB165

Hearing Date: Wednesday February 10, 2021
Committee On: Revenue
Introducer: Erdman
One Liner: Change provisions relating to the assessment of real property that suffers significant property damage

Roll Call Vote - Final Committee Action:

Advanced to General File with amendment(s)

Vote Results:

Aye: 8 Senators Albrecht, Bostar, Briese, Flood, Friesen, Lindstrom, Linehan, Pahls

Nay:

Absent:

Present Not Voting:

Oral Testimony:

Proponents:

Senator Steve Erdman
Shannon Doering

Representing:

Introducer
Universal Surety Company

Opponents:

Jon Cannon

Representing:

NACO

Neutral:

Representing:

Submitted Written Testimony:

Proponents:

Korby Gilbertson

Representing:

Nebraska Realtors Association

Opponents:

Rick Vest

Representing:

Lancaster County Board of Commissioners

Neutral:

Representing:

Summary of purpose and/or changes:

LB165 clarifies fires, earthquakes, flood, tornados and other events may significant property damage.

The definition of "destroyed" real property to "damaged" real property. Damaged real property will mean real property that suffers significant property damage on or after January 1 and before July 1 of the current assessment year. Damaged real property does not include property suffering significant property data caused by the owner or the property.

An owner of real property that suffers significant property damage prior to July 1 will file a report with the county clerk on or before July 15. The bill requires the county assessor to inspect and review all properties and submit a comprehensive report of the county board of equalization on or before July 20.

When the county board receives a report of damaged real property from the county assessor, it shall adjust the value of the damaged property to its assessed value on the date it suffered the significant property damage. Property owners retain the right to protest the adjusted valuation with the county board of equalization and with the Tax Equalization and Review Commission (TERC).

LB165 has an operative date of January 1, 2022.

Explanation of amendments:

The amendment adds the emergency clause. It also changes the definition of significant property damage to mean, damage to land or an improvement exceeding 50% of its assessed value.

Lou Ann Linehan, Chairperson