

**ONE HUNDRED SEVENTH LEGISLATURE - FIRST SESSION - 2021**  
**COMMITTEE STATEMENT**  
**LB631**

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**Hearing Date:** Thursday February 11, 2021  
**Committee On:** Government, Military and Veterans Affairs  
**Introducer:** Bostar  
**One Liner:** Prohibit counties from prohibiting the use of residential property as short-term rentals

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**Roll Call Vote - Final Committee Action:**  
Advanced to General File

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**Vote Results:**

**Aye:** 8 Senators Blood, Brewer, Halloran, Hansen, M., Hunt, Lowe, McCollister, Sanders  
**Nay:**  
**Absent:**  
**Present Not Voting:**

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**Oral Testimony:**

<b>Proponents:</b> Senator Eilot Bostar Laura Ebke Tyson Franzen	<b>Representing:</b> Introducer Platte Institute Self
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<b>Opponents:</b>	<b>Representing:</b>
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<b>Neutral:</b>	<b>Representing:</b>
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**Submitted Written Testimony:**

<b>Proponents:</b> Justin Brady	<b>Representing:</b> Nebraska Realtors Association
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<b>Opponents:</b>	<b>Representing:</b>
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<b>Neutral:</b>	<b>Representing:</b>
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**Summary of purpose and/or changes:**

This bill defines "short-term rental" and provides that counties shall not enact measures that "expressly or effectively" prohibit such use of residential property.

The bill also contains a number of exceptions to this general prohibition. Restrictive measures on short-term rentals would be permissible to protect public health and safety, including measures pertaining to fire and building codes, health and sanitation requirements, traffic control, and hazardous waste disposal. Short-term rentals could also be restricted in relation to the housing of sex offenders, operating a sober-living facility, illegal drug trafficking, alcohol sales, and operating

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sex-related businesses.

County ordinances of general application to residential properties could not be enforced in a way that discriminates against short-term rentals. Finally, the bill expressly provides that enforcement of homeowners association regulations is not impaired by the bill.

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Tom Brewer, Chairperson