

One Hundred Seventh Legislature - First Session - 2021

Introducer's Statement of Intent

LB394

Chairperson: Senator Steve Lathrop

Committee: Judiciary

Date of Hearing: February 04, 2021

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

LB 394 adopts the Public Health Emergency Housing Protection Act which allows for a moratorium period on evictions and mortgage foreclosures during a public health emergency such as the Covid-19 pandemic. The Act allows for the moratorium to be enacted at the local level by a municipality, county board, or public health department. When a moratorium has been enacted, tenants will not be subjected to eviction except under limited circumstances, and landlords will be protected from foreclosure of their rental properties. Tenants and landlords will not be subject to late fees, penalties or interest for delinquent rent, mortgage payments or taxes during this period and for a six month grace period thereafter. When the pandemic has ended, landlords will work with tenants to create a reasonable payment plan that allows up to six months to repay back rent. Landlords will continue to be protected from foreclosure during this period.

The Act also creates a fund to serve as the repository for any federal funds made available for rental assistance and any state funds appropriated for this purpose.

Principal Introducer: _____

Senator Adam Morfeld