

105th Legislature, 2nd Regular Session  
Nebraska Land and Title Association

Document	Senator	Position	Committee	Status	Description
LB12	Krist	Monitor	Revenue 01/19/2017	Committee 01/09/2017	Change homestead exemption requirements relating to income statements and certifications of status
LB15	Craighead	Monitor	Revenue 01/18/2017	Introduced	Adopt the First-Time Home Buyer Savings Account Act  <i>The bill authorizes first time homebuyer savings accounts. Contributions and deposits would be post tax dollars, while subsequent earnings on deposited funds would be free from state income tax.</i>
LB17	Craighead	Monitor	Banking, Commerce and Insurance 01/24/2017	Final 02/28/2018	Change and eliminate provisions of the Real Property Appraiser Act and the Nebraska Appraisal Management Company Registration Act  <i>Updates the Act for compliance with: Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Title XI); the AMC Final Rule adopted by the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Office of the Comptroller of the Currency, the National Credit Union Administration, the Consumer Financial Protection Bureau, and the Federal Housing Finance Agency; and the requirements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (ASC)</i>
LB51	Schumacher	Monitor	Revenue 01/19/2017	General 03/15/2017	Change provisions relating to sales of real property for nonpayment of taxes  <i>The bill eliminates the round-robin format for sales of real property for nonpayment of taxes. It requires the county to hold an auction in which the bidder of the lowest interest rate wins. The bill voids sales when it is determined a bidder knowingly and willfully colluded with another bidder and bars such bidder from participating in future auctions throughout the state.</i>
LB52	Schumacher	Oppose	Revenue 01/18/2017	Committee	Adopt the Modern Tax Act  <i>Imposes a 5.5% tax on interest paid on certain loans, including car and real estate loans.</i>
LB55	Schumacher	Monitor	Transportation and Telecommunications 01/30/2017	Committee 01/09/2017	Change a duty of landowners relating to the frequency of mowing roadside weeds  <i>LB55 was amended into LB584.</i>
LB78	Crawford	Monitor	Transportation and Telecommunications 01/30/2017	Gov. Signed 02/28/2018	Change provisions relating to relinquishment or abandonment of any portion of a state highway system  <i>Current law allows the department to give notice of intent to abandon part of the state highway system. If a political subdivision chooses to, it may file a petition that it desires to maintain that portion of the state highway system. LB 78 provides that after the filing of such petition, the department and political or governmental subdivision or public corporation may negotiate the terms or conditions of any relinquishment, including any reservation of rights by either party.</i>
LB95	Crawford	Monitor	Urban Affairs 02/28/2017	IPP 02/15/2018	Change provisions relating to the Community Development Law and tax-increment financing  <i>Requires cities to create an auditing plan for TIF projects and provides that redevelopment authorities and plans may be audited by the State Auditor when he or she determines it is necessary or by request of the governing body. Requires a study or an analysis on whether the area is substandard and blighted. The planning commission or board shall hold a public hearing on the question after giving reasonable public notice thereof by publication at least once a week for two consecutive weeks in a legal newspaper in or of general circulation in the community, the time of the hearing to be at least ten days from the last publication. Notice is also required to other political entities and neighborhood associations. An additional hearing is required after the recommendations of the planning commission are received by the governing body. Cost benefit reviews of TIF projects are required every 5 years. The bill also provides that a redevelopment contract for TIF may include a provision requiring that all ad valorem taxes levied upon real property in a redevelopment project be paid on time in order for such redevelopment project to receive tax-increment financing.</i>
LB141	Williams	Monitor	Banking, Commerce and Insurance 03/06/2017	Committee 01/10/2017	Adopt the Revised Uniform Unclaimed Property Act  <i>From the ULC: The ULC first drafted uniform state legislation on unclaimed property in 1954. Since then, revisions have been promulgated in 1981 and again in 1995. Many technological developments in recent years as well as new types of potential unclaimed property, such as gift cards, are not addressed in the most current uniform act. The Revised Uniform Unclaimed Property Act updates provisions on numerous issues, including escheat of gift cards and other stored-value cards, life insurance benefits, securities, dormancy periods, and use of contract auditors.</i>
LB144	Friesen	Monitor	Education 02/06/2017	Committee 01/10/2017	Change agricultural and horticultural adjusted valuations for calculating state aid to schools  <i>Reduces valuation of agricultural and horticultural land for purposes of TEEOSA in annual increments from 72% in current law to 20% by school fiscal year 2021-22.</i>

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LB193	Pansing Brooks	Monitor	Judiciary 02/10/2017	Gov. Signed 02/15/2018	Change provisions relating to courts  <i>The bill modernizes and adds specificity to provisions to, among other things, make provisions gender neutral; provide for electronic case management; and describe more accurately how some records are maintained (e.g., not in hard copy). The bill requires that a clerk record the fact that a judgment has been paid and discharged. The bill also provides for certifying certain records within 10 days after entry of a transfer order or certification from county to district court.</i>
LB208	Lindstrom	Monitor	Banking, Commerce and Insurance 02/07/2017	Committee 01/12/2017	Change provisions relating to broker trust accounts under the Nebraska Real Estate License Act  <i>Allows the trust account to be a "share draft" account. Provides that the trust account shall be with a federal insured financial institution (current law provides it shall be at a bank, savings bank, building and loan association, or savings and loan association).</i>
LB218	Groene	Monitor	Natural Resources 02/15/2017	Committee 01/12/2017	Provide for installation of ground water pumps by public entities
LB232	Kolterman	Monitor	Revenue 02/23/2017	Committee 01/13/2017	Provide a property tax exemption for property leased to the state or a governmental subdivision
LB236	Erdman	Monitor	Revenue 02/23/2017	Committee 01/13/2017	Change provisions relating to the inclusion of multiple lots in one parcel  <i>This bill alters the definition of "parcel" in section 77-132 by providing that multiple lots shall not be included in one parcel if property taxes or special assessments on such lots are certified but not yet due, due, or delinquent or if property taxes or special assessments on such lots have been sold at a tax sale. The property owner and county treasurer shall certify that no property taxes or special assessments on the lots are certified but not yet due, due, or delinquent and that no property taxes or special assessments on the lots have been sold at a tax sale. Failure to provide such certification shall cause the election application to be denied by the county assessor.</i>
LB251	Harr	Monitor	Revenue 02/16/2017	Committee 01/13/2017	Redefine agricultural or horticultural purposes for revenue and taxation purposes  <i>Defines whether a parcel of land is primarily used for agricultural or horticultural purposes shall be determined without regard to whether some or all of the parcel is platted and subdivided into separate lots or developed with improvements consisting of streets, sidewalks, curbs, gutters, sewer lines, water lines, or utility lines.</i>  <i>LB251 has been amended into LB217.</i>
LB256	Briese	Monitor	Urban Affairs 01/31/2017	Final 02/27/2018	Adopt the Vacant Property Registration Act  <i>Allows municipalities to create vacant property ordinances. Under such ordinance a vacant property owner would be required to register the property after the 180 days of vacancy. Maximum initial registration fees are \$250 for residential and \$1000 for commercial. An ordinance may exempt certain properties, including ones that are being offered for sale or lease. Unpaid fees will become a lien against the property upon filed notice of such.</i>
LB261	Hansen	Monitor	Business and Labor 02/13/2017	Committee 01/13/2017	Adopt the Nebraska Worker Adjustment and Retraining Notification Act  <i>Requires sixty days advanced notice if an employer intends to terminate or lay off for more than 4 months 25 or more of its workers at one site or one-third of its workforce at one site; must give 120 days notice if lay off 250 or more employees or an aggregate lay-off over 180 days. Allows the Department of Labor to investigate and initiate an action against offenders. Provides for damages. Notification requirement set forth. A rapid response team created.</i>
LB262	Groene	Monitor	Urban Affairs 02/21/2017	IPP 02/15/2018	Change provisions relating to undeveloped vacant land under the Community Development Law  <i>Provides that TIF shall not be used for the acquisition, planning, and preparation for development or disposal of undeveloped vacant land, nor shall undeveloped vacant land be declared or designated blighted and substandard to qualify for the use of TIF unless such land meets the definition of a blighted area as described in subdivision (11)(b)(iii) of section 18-2103.</i>
LB266	Friesen	Monitor	Revenue 02/16/2017	Committee 01/13/2017	Change the valuation of agricultural land and horticultural land  <i>Provides that by 2020 and thereafter agricultural property will be valued at 30% of its actual value for school district taxation purposes.</i>
LB275	Hughes	Monitor	Transportation and Telecommunications 02/06/2017	Gov. Signed 02/28/2018	Provide duties for law enforcement agencies and private towing services and rights and duties for private property owners regarding abandoned vehicles  <i>Allows a landowner to tow an abandoned vehicle off private property. An abandoned vehicle is one that has remained on the private property for seven days without permission after permission was terminated. Subjects the vehicle and sale to the same process that exists in current statute for abandoned vehicles that are towed from public property. (NACPO legislation)</i>
LB288	Harr	Monitor	Revenue 02/24/2017	Committee 01/13/2017	Change provisions relating to service of notice when applying for a tax deed and the laws governing tax sale certificates  <i>The bill specifies alternative manners of service of notice and amends other provisions regarding notice prior to tax sales.</i>

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<i>LB288 has been amended into LB217.</i>					
LB322	Craighead	Monitor	Revenue 03/01/2017	Committee 01/17/2017	Change the Tax Equalization and Review Commission Act  <i>Requires one member of TERC to be a currently licensed real estate broker and have been licensed for at least ten years. Changes filing fees. Requires 60 days notice before a hearing. Requires acknowledgement of receipt of the notice. Requires all appeals and petitions to be heard by the commission within eighteen months after filing unless otherwise prescribed by law. Provides that proceedings before a single commissioner shall occur in the district court judicial district in which the subject property is located. Requires TERC to ensure that standards of uniformity are met for a class or subclass in a county. Provides for an acceptable range for the standard of uniformity. In those cases in which the variation falls outside the acceptable ranges or the standards of uniformity, the commission shall consider ordering (a) a moratorium on increases or decreases to values and (b) a reappraisal of the subject class or subclass of real property.</i>
LB345	Craighead	Monitor	Banking, Commerce and Insurance 03/06/2017	Gov. Signed 02/28/2018	Eliminate an experience requirement for abstracters  <i>Eliminates the one year of verified land title experience requirement to become a registered abstracter.</i>
LB359	Kolterman	Monitor	Judiciary 02/15/2017	Committee 01/17/2017	Authorize damages for property taxes and special assessments paid on property lost through adverse possession  <i>Provides that if a person loses title to real property due to adverse possession, the person losing title shall be entitled to damages to compensate him or her for all property taxes and special assessments he or she paid on the real property during the period of adverse possession as determined by the court. Applies only to actions arising on or after January 1, 2018.</i>
LB363	Hansen	Monitor	Business and Labor 01/30/2017	General 03/22/2017	Change the Conveyance Safety Act  <i>Provides for a labor representative on the safety committee. Provides for committee membership outside of counties of more than 100,000. Applies the Act state wide; currently just applied to counties of greater than 100,000. As amended, the bill removes the Conveyance Safety Act's applicability to stairway chair lifts and platform lifts in private residences. It also removes the addition of a labor representative to the Conveyance Advisory Committee.</i>
LB369	Lowe	Support	Government, Military and Veterans Affairs 02/16/2017	Committee 01/17/2017	Change provisions relating to fees charged by the register of deeds  <i>Eliminates the 2018 sunset on the current fee amounts. Also appears to earmark an additional two dollars and fifty cents of the ten-dollar fee for recording the first page and fifty cents of the six-dollar fee for recording each additional page for preserving and maintaining public records of a register of deeds office that has been consolidated with another county office pursuant to section 22-417 and for modernization and technology needs relating to such records.</i>
LB373	Schumacher	Monitor	Revenue 03/22/2017	Committee 01/17/2017	Change and eliminate revenue and taxation provisions  <i>Among other revenue provisions, it repeals the Build Nebraska Act on January 1, 2018, and the Personal Property Tax Relief Act. Raises the value of agricultural land to 80% of actual value. Reinstates Nebraska's estate tax. Appears to attempt to tax construction labor for some projects. Provides that the gross income received for labor shall be sixty percent of the sales price for building materials and construction services less an allowance for sales tax paid on building materials and construction services. Strikes certain molds and dies from the definition of manufacturing machinery and equipment. Limits net operating loss carry forward to 5 years. Eliminates market based sourcing legislation passed in 2012.</i>
LB379	Harr	Monitor	Appropriations 03/08/2017	General 02/15/2018 Speaker Priority Bill	Create the Willa Cather Historical Building Cash Fund and provide for a transfer of funds
LB385	Lindstrom	Monitor	Revenue 03/01/2017	Committee 01/17/2017	Change provisions relating to the burden of proof and who may appeal under the Tax Equalization and Review Commission Act  <i>Switches the burden of proof at TERC to the county when a taxpayer has appealed a valuation increase of more than five percent. That burden would not switch if the increase was based on improvements made during the tax year. Allows the filing of a TERC appeal on behalf of a taxpayer by (a) A person or entity with a contract executed by the taxpayer, or a legal representative, that includes the power to execute an appeal on behalf of the taxpayer; (b) A person with a power of attorney; (c) A person with a durable power of attorney; and (d) A person who is a trustee of an estate. (NACPO Legislation)</i>
LB388	Lindstrom	Oppose	Government, Military and Veterans Affairs 01/25/2017	Committee 01/17/2017	Authorize remote electronic notarial acts  <i>Allows notarization despite no physical presence between the notary and the signer if video and audio technology meeting certain requirements is used in such a manner that it permits the notary to communicate with and identify the signer at the time of the electronic notarial act. The act specifies the way the identification shall be confirmed.</i>

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LB494	Briese	Monitor	Government, Military and Veterans Affairs 02/02/2017	General 03/15/2017	Provide for withholding public records relating to energy infrastructure  <i>Creates a public records request exception for information relating to physical and cyber assets of energy infrastructure, which are deemed critical.</i>
LB498	Brewer	Monitor	Revenue 02/24/2017	Committee 01/20/2017	Change provisions relating to transfer of homestead exemptions  <i>This bill attempts to associate the Homestead Exemption with the person who qualifies for the tax benefit, not the home. This way, when the citizen moves, the Homestead Exemption follows the citizen and isn't associated with the citizen's former physical address.</i>
LB542	Kuehn	Oppose	Judiciary 02/01/2017	Committee 01/20/2017	Provide for liens and recovery of debt incurred under the Medical Assistance Act  <i>This is a bill regarding recapturing money owed for Medicaid services. It is an alternative to LB 268.</i>
LB581	McDonnell	Monitor	Government, Military and Veterans Affairs 03/22/2017	Committee 01/20/2017	Require lobbyists to disclose conflicts of interest to principals and provide for cancellation of contracts
LB599	Groene	Monitor	Revenue 03/09/2017	Committee 01/20/2017	Exempt certain improvements on land from taxes as prescribed  <i>For purpose of personal property taxation, improvements on land of infrastructure, redevelopment, or new construction intended for business or housing purposes shall be considered business inventory until occupied, sold, or leased.</i>
LB602	Erdman	Monitor	Revenue 02/24/2017	Committee 01/20/2017	Change and eliminate provisions relating to the valuation of agricultural land  <i>Provides that actual value of agricultural land and horticultural land for purposes of taxation means the capitalized net earning capacity that the land produces for agricultural or horticultural uses without regard to any value that the land might have for other purposes or uses. Agricultural land and horticultural land shall be valued using the capitalized net income approach pursuant to sections 77-1359 and 77-1363 and sections 6 to 9 of this act.</i>
LB628	Larson	Monitor	Government, Military and Veterans Affairs 02/10/2017	General 03/15/2017	Prohibit ordinances and resolutions prohibiting certain short-term rentals of residential property  <i>Prohibits cities, villages or counties from adopting or enforcing a law that expressly or effectively prohibits the use of a short term rental. Further, the same political subdivisions cannot restrict the use of or regulate a short term rental based on its classification, use or occupancy, unless expressly provided for in the bill. As amended the bill also authorizes the Tax Commissioner to enter into a collection agreement with an online hosting platform by which the online hosting platform would collect the taxes associated with the lodging rentals that occur on their platform.</i>
LB694	Blood	Monitor	Government, Military and Veterans Affairs 02/21/2018	Committee 01/08/2018	Prohibit cities and villages and counties from taxing or regulating distributed ledger technology  <i>Restricts cities and villages from (a) Imposing any tax or fee on the use of distributed ledger technology by any person or entity; (b) Requiring any person or entity to obtain from the city or village any certificate, license, or permit to use distributed ledger technology; or (c) Imposing any other requirement relating to the use of distributed ledger technology by any person or entity.</i>
LB695	Blood	Monitor	Judiciary 02/07/2018	General 02/26/2018	Authorize and define smart contracts and authorize use of distributed ledger technology as prescribed  <i>Authorizes and defines smart contracts as an event driven program or computerized transaction protocol that runs on a distributed, decentralized, shared, and replicated ledger that executes a contract or any provision or provisions of a contract by taking custody over and instructing transfer of assets on the ledger.</i>
LB707	Kolterman	Monitor	Urban Affairs 01/23/2018	Committee 01/08/2018	Change provisions of the Uniform Standard Code for Manufactured Homes and Recreational Vehicles by eliminating applicability and references to manufactured homes and renaming the code
LB714	Howard	Monitor	Judiciary 01/24/2018	General 02/05/2018 Speaker Priority Bill	Provide a procedure for judicial emancipation of a minor  <i>The bill provides that a minor who is a legal resident and who is at least 16, married, or living apart from his or her parents or legal guardian may file a petition in district court for a judgment of emancipation, and it sets forth requirements and standards for the petition, for notice, and for the court's determination. The bill states that emancipation does not affect the status of the minor for purposes of the Nebraska Juvenile Code, and it provides that a petition may be voided if the minor has become indigent and has insufficient means of support or the judgment was obtained by fraud, misrepresentation, or withholding of material information.</i>

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LB736	Lindstrom	Monitor	Banking, Commerce and Insurance 01/22/2018	Committee 01/08/2018	Change real estate agent duties with respect to certain written disclosures  <i>A licensee shall not be required to give the written agency disclosures required by section 76-2421 to a person when the real property is commercial or industrial property, or to a trust represented by another licensee, an attorney, or a licensed trust management organization or business. (NACPO Legislation)</i>
LB750	Williams	Monitor	Banking, Commerce and Insurance 01/23/2018	Final 02/27/2018 Banking, Commerce and Insurance Priority Bill	Change provisions relating to mortgage licensing, recording of real property instruments, and rights and duties of secured creditors  <i>The bill provides that transferring any debt secured by a mortgage also transfers the security of such debt. The bill also combines provisions regarding a mortgagee's obligation to record the release of mortgage and a beneficiary's obligation to record a deed of reconveyance and provides liability for those who fail to do so within 60 days after receiving full payment or performance of the secured obligation and receiving a written request from the mortgagor, trustor, or grantor.</i>
LB757	Morfeld	Monitor	Judiciary 01/25/2018	Gov. Signed 02/28/2018 Morfeld Priority Bill	Change provisions of the Credit Report Protection Act and the Financial Data Protection and Consumer Notification of Data Security Breach Act of 2006  <i>The bill can be broken into two parts. The first part relates to consumer reporting agencies. It prohibits consumer reporting agencies from charging fees for placing or removing security freezes or other similar types of security products under section 8-2603 (freezes at the request of the consumer) or for "protected consumers" (persons under 16 or incapacitated). The second part of the bill amends the Financial Data Protection and Consumer Notification of Data Security Breach Act. It provides that any individual or entity "that conducts business in Nebraska and owns, licenses, or maintains data that includes personal information about a resident of Nebraska shall implement and maintain reasonable security procedures and practices that are appropriate to the nature of the personal information owned, licensed, or maintained and the nature and size of the business and its operations, including safeguards that protect the personal information when the individual or commercial entity disposes of the personal information." The bill also requires persons who share information with third-party service providers to require the third-party to take similar steps to protect the information.</i>
LB929	Brewer	Monitor	Government, Military and Veterans Affairs 02/14/2018	Committee 01/10/2018	State rights of Nebraska National Guard members and provide that a residential address may be withheld from the public  <i>Allows National Guard members to withhold from the public their residential address the same way as law enforcement officers may do so under section 23-3211.</i>
LB1075	Friesen	Oppose	Revenue 02/22/2018	Committee 01/19/2018	Impose a fee on transfers of real estate  <i>The bill would impose a fee of one percent of the value on transfers of real estate – valued at either the actual consideration or, for gifts, the current market value of the property transferred. The fee does not apply to transfers not subject to the documentary stamp tax. The Register of Deeds collects the fee. \$0.50 of each fee is kept by the county for the county general fund. The rest is remitted to the state for the Property Tax Credit Cash Fund.</i>
LB1076	Friesen	Oppose	Revenue 02/22/2018	Committee 01/19/2018	Increase the documentary stamp tax and provide for the use of the revenue  <i>The bill would increase the documentary stamp tax from \$2.25 per \$1000 to \$2.75 per \$1000. The additional \$0.50 would be credited to the Property Tax Credit Cash Fund.</i>
LB1095	Hilgers		Revenue 02/22/2018	Committee 01/22/2018	Change the information included in certain tax notices and receipts  <i>Provides for more information to be disclosed on the property tax statement. Each political subdivision shall be presented in a manner that identifies each political subdivision by its full name and provide the (i) The office mailing address, telephone number, and electronic mail address for the governing board of each political subdivision; and (ii) The web site or mailing address where the budget of each political subdivision can be obtained, including the telephone number or electronic mail address where budget inquiries can be made.</i>
LB1097	Hilgers		Revenue 02/22/2018	Committee 01/22/2018	Change provisions relating to treasurer's tax deeds  <i>The bill provides that, to redeem a tax certificate, the holder may apply to the county treasurer for a tax deed. The bill sets forth requirements for this application, requiring the statement described in subsection (1) of section 76-214, including a complete legal description for the real estate, and an affidavit of a registered abstractor affirming that a title search was conducted to provide such complete legal description.</i>
LB1131	Riepe	Oppose	Judiciary 02/15/2018	Committee 01/22/2018	Define minor child relating to dissolution of marriage statutes  <i>The bill adds a definition of "minor child": (a) a child of the parties to a dissolution of marriage action who has not reached the age of majority or (b) a child of the parties to a dissolution of marriage action regardless of age who is a dependent on one of the parties because of a mental or physical incapacity that began or was diagnosed before he or she reached the age of majority.</i>