

# One Hundred Seventh Legislature - First Session - 2021

## Introducer's Statement of Intent

### LB277

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**Chairperson: Senator Steve Lathrop**

**Committee: Judiciary**

**Date of Hearing: January 27, 2021**

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

LB 277 is a bill to harmonize Nebraska's Mobile Home Landlord and Tenant Act with recent changes made to the Uniform Residential Landlord Tenant Act. In 2019, the legislature enacted LB 433 which amended the Uniform Residential Landlord Tenant Act. However, it did not update the Mobile Home Landlord and Tenant Act to match it.

LB 277 will ensure uniformity in our state law with regard to landlord-tenant issues, regardless of whether the residence at issue is a house, apartment, or mobile home. Harmonizing changes include:

- lengthens the notice requirement that landlords must give tenants before they begin eviction proceedings from five days to seven days
- requires that a landlord return the balance of a tenant's security deposit and a written itemization within fourteen, instead of thirty, days after the date of termination of the tenancy
- provides that a tenant does not have to pay for damages that result from their removal from the unit by order of a governmental entity because it was not fit for habitation due to negligence or neglect from the landlord
- adds liquidated damages of one month's rent and court costs to what the landlord already owes the tenant for violating this section, which is the security deposit balance and reasonable attorney's fees

**Principal Introducer:** \_\_\_\_\_

**Senator Megan Hunt**