

LEGISLATURE OF NEBRASKA  
ONE HUNDRED FOURTH LEGISLATURE  
FIRST SESSION

**LEGISLATIVE BILL 116**

FINAL READING

Introduced by Haar, 21.

Read first time January 09, 2015

Committee: Urban Affairs

- 1 A BILL FOR AN ACT relating to sanitary and improvement districts; to  
2 amend section 31-735.06, Reissue Revised Statutes of Nebraska, and  
3 section 31-735, Revised Statutes Cumulative Supplement, 2014; to  
4 change election procedures and membership for certain boards of  
5 trustees as prescribed; to harmonize provisions; and to repeal the  
6 original sections.
- 7 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 31-735, Revised Statutes Cumulative Supplement,  
2 2014, is amended to read:

3 31-735 (1) On the first Tuesday after the second Monday in September  
4 which is at least fifteen months after the judgment of the district court  
5 creating a sanitary and improvement district and on the first Tuesday  
6 after the second Monday in September each two years thereafter, the board  
7 of trustees shall cause a special election to be held, at which election  
8 a board of trustees ~~of five in number~~ shall be elected. The board of  
9 trustees shall have five members except as provided in subsection (2) of  
10 this section. Each member elected to the board of trustees shall be  
11 elected to a term of two years and shall hold office until such member's  
12 successor is elected and qualified. Any person desiring to file for the  
13 office of trustee may file for such office with the election  
14 commissioner, or county clerk in counties having no election  
15 commissioner, of the county in which the greater proportion in area of  
16 the district is located not later than fifty days before the election. If  
17 such person will serve on the board of trustees as a designated  
18 representative of a limited partnership, general partnership, limited  
19 liability company, public, private, or municipal corporation, estate, or  
20 trust which owns real estate in the district, the filing shall indicate  
21 that fact and shall include appropriate documentation evidencing such  
22 fact. No filing fee shall be required. A person filing for the office of  
23 trustee to be elected at the election held four years after the first  
24 election of trustees and each election thereafter shall designate whether  
25 he or she is a candidate for election by the resident owners of such  
26 district or whether he or she is a candidate for election by all of the  
27 owners of real estate located in the district. If a person filing for the  
28 office of trustee is a designated representative of a limited  
29 partnership, a general partnership, a limited liability company, a  
30 public, private, or municipal corporation, an estate, or a trust which  
31 owns real estate in the district, the name of such entity shall accompany

1 the name of the candidate on the ballot in the following form: (Name of  
2 candidate) to represent (name of entity) as a member of the board. The  
3 name of each candidate shall appear on only one ballot.

4 The name of a person may be written in and voted for as a candidate  
5 for the office of trustee, and such write-in candidate may be elected to  
6 the office of trustee. A write-in candidate for the office of trustee who  
7 will serve as a designated representative of a limited partnership, a  
8 general partnership, a limited liability company, a public, private, or  
9 municipal corporation, an estate, or a trust which owns real estate in  
10 the district shall not be elected to the office of trustee unless (a)  
11 each vote is accompanied by the name of the entity which the candidate  
12 will represent and (b) within ten days after the date of the election the  
13 candidate provides the county clerk or election commissioner with  
14 appropriate documentation evidencing his or her representation of the  
15 entity. Votes cast which do not carry such accompanying designation shall  
16 not be counted.

17 A trustee shall be an owner of real estate located in the district  
18 or shall be a person designated to serve as a representative on the board  
19 of trustees if the real estate is owned by a limited partnership, a  
20 general partnership, a limited liability company, a public, private, or  
21 municipal corporation, an estate, or a trust. Notice of the date of the  
22 election shall be mailed by the clerk of the district not later than  
23 sixty-five days prior to the election to each person who is entitled to  
24 vote at the election for trustees whose property ownership or lease  
25 giving a right to vote is of record on the records of the register of  
26 deeds as of a date designated by the election commissioner or county  
27 clerk, which date shall be not more than seventy-five days prior to the  
28 election.

29 (2)(a) For any sanitary and improvement district, a person ~~persons~~  
30 whose ownership or right to vote becomes of record or is received after  
31 the date specified pursuant to subsection (1) of this section may vote

1 when such person establishes his or her ~~their~~ right to vote to the  
2 satisfaction of the election board. At the first election and at the  
3 election held two years after the first election, any person may cast one  
4 vote for each trustee for each acre of unplatted land or fraction thereof  
5 and one vote for each platted lot which he or she may own in the  
6 district.

7 (b) This subdivision applies to a district until the board of  
8 trustees amends its articles of association pursuant to subdivision (2)  
9 (d) of this section. At the election held four years after the first  
10 election of trustees, two members of the board of trustees shall be  
11 elected by the legal property owners resident within such sanitary and  
12 improvement district and three members shall be elected by all of the  
13 owners of real estate located in the district pursuant to this section.  
14 Every resident property owner may cast one vote for a candidate for each  
15 office of trustee to be filled by election of resident property owners  
16 only. Such resident property owners may also each cast one vote for each  
17 acre of unplatted land or fraction thereof and for each platted lot owned  
18 within the district for a candidate for each office of trustee to be  
19 filled by election of all property owners. For each office of trustee to  
20 be filled by election of all property owners of the district, every legal  
21 property owner not resident within such sanitary and improvement district  
22 may cast one vote for each acre of unplatted land or fraction thereof and  
23 one vote for each platted lot which he or she owns in the district. At  
24 the election held eight years after the first election of trustees and at  
25 each election thereafter, three members of the board of trustees shall be  
26 elected by the legal property owners resident within such sanitary and  
27 improvement district and two members shall be elected by all of the  
28 owners of real estate located in the district pursuant to this section,  
29 ~~except that if more than fifty percent of the homes in any sanitary and~~  
30 ~~improvement district are used as a second, seasonal, or recreational~~  
31 ~~residence, the owners of such property shall be considered legal property~~

1 ~~owners resident within such district for purposes of electing trustees,~~  
2 and at the election held six years after the first election of trustees  
3 and at each election thereafter, three members of the board of trustees  
4 shall be elected by the legal property owners resident within such  
5 sanitary and improvement district and two members shall be elected by all  
6 of the owners of real estate located in the district pursuant to this  
7 section. If there are not any legal property owners resident within such  
8 district or if not less than ninety percent of the area of the district  
9 is owned for other than residential uses, the five members shall be  
10 elected by the legal property owners of all property within such district  
11 as provided in this section.

12 (c) Any public, private, or municipal corporation owning any land or  
13 lot in the district may vote at an such election the same as an  
14 individual. If more than fifty percent of the homes in any sanitary and  
15 improvement district are used as a second, seasonal, or recreational  
16 residence, the owners of such property shall be considered legal property  
17 owners resident within such district for purposes of electing trustees.  
18 For purposes of voting for trustees, each condominium apartment under a  
19 condominium property regime established prior to January 1, 1984, under  
20 the Condominium Property Act or established after January 1, 1984, under  
21 the Nebraska Condominium Act shall be deemed to be a platted lot and the  
22 lessee or the owner of the lessee's interest, under any lease for an  
23 initial term of not less than twenty years which requires the lessee to  
24 pay taxes and special assessments levied on the leased property, shall be  
25 deemed to be the owner of the property so leased and entitled to cast the  
26 vote of such property. When ownership of a platted lot or unplatted land  
27 is held jointly by two or more persons, whether as joint tenants, tenants  
28 in common, limited partners, members of a limited liability company, or  
29 any other form of joint ownership, only one person shall be entitled to  
30 cast the vote of such property. The executor, administrator, guardian, or  
31 trustee of any person or estate interested shall have the right to vote.

1 No corporation, estate, or irrevocable trust shall be deemed to be a  
2 resident owner for purposes of voting for trustees. Should two or more  
3 persons or officials claim the right to vote on the same tract, the  
4 election board shall determine the party entitled to vote. Such board  
5 shall select one of their number chairperson and one of their number  
6 clerk. In case of a vacancy on such board, the remaining trustees shall  
7 fill the vacancy on such board until the next election.

8 (d) For any sanitary and improvement district which has been in  
9 existence for at least ten years, which has less than seventy property  
10 owners entitled to vote for trustees, which has at least two resident  
11 property owners, and in which less than ten percent of the area of the  
12 district is owned for other than residential uses, the board of trustees  
13 may amend its articles of association as provided in section 31-740.01 to  
14 provide for a reduction in the number of trustees on the board from five  
15 members to three members to be effective at the beginning of the term of  
16 office for the board of trustees elected at the next election. At the  
17 next election and at each election thereafter, two members of the board  
18 of trustees shall be elected by the legal property owners resident within  
19 such sanitary and improvement district and one member shall be elected by  
20 all of the owners of real estate located in the district pursuant to this  
21 section. Every resident property owner may cast one vote for a candidate  
22 for each office of trustee to be filled by election of resident property  
23 owners only. Such resident property owners may also each cast one vote  
24 for each acre of unplatted land or fraction thereof and for each platted  
25 lot owned within the district for a candidate for the office of trustee  
26 to be filled by election of all property owners. For the office of  
27 trustee to be filled by election of all property owners of the district,  
28 every legal property owner not resident within such sanitary and  
29 improvement district may cast one vote for each acre of unplatted land or  
30 fraction thereof and one vote for each platted lot which he or she owns  
31 in the district.

1           (3) The election commissioner or county clerk shall hold any  
2 election required by subsection (1) of this section by sealed mail ballot  
3 by notifying the board of trustees on or before July 1 of a given year.  
4 The election commissioner or county clerk shall, at least twenty days  
5 prior to the election, mail a ballot and return envelope to each person  
6 who is entitled to vote at the election and whose property ownership or  
7 lease giving a right to vote is of record with the register of deeds as  
8 of the date designated by the election commissioner or county clerk,  
9 which date shall not be more than seventy-five days prior to the  
10 election. The ballot and return envelope shall include: (a) The names and  
11 addresses of the candidates; (b) room for write-in candidates; and (c)  
12 instructions on how to vote and return the ballot. Such ballots shall be  
13 returned to the election commissioner or county clerk no later than 5  
14 p.m. on the date set for the election.

15           Sec. 2. Section 31-735.06, Reissue Revised Statutes of Nebraska, is  
16 amended to read:

17           31-735.06 Notwithstanding the appointment of an administrator for  
18 any district pursuant to sections 31-771 to 31-780, special elections  
19 shall be held for the election of members of the board of trustees for  
20 such district in the same manner and at the same time as such elections  
21 would be held under sections 31-735 to 31-735.03. In a district for which  
22 such an administrator has been appointed when the board of trustees of  
23 such district is not functioning, the administrator shall cause a special  
24 election of trustees to be held within sixty days after the issuance of a  
25 certificate of appointment of such administrator, at which election a  
26 board of trustees ~~of five in number~~ shall be elected to a term of office  
27 which shall expire on the first Tuesday of the second September following  
28 the appointment of such administrator. The board of trustees shall have  
29 five members unless the board has amended its articles of association to  
30 decrease the number of trustees on the board to three members pursuant to  
31 subdivision (2)(d) of section 31-735.

1           Sec. 3.   Original section 31-735.06, Reissue Revised Statutes of  
2 Nebraska, and section 31-735, Revised Statutes Cumulative Supplement,  
3 2014, are repealed.