

LEGISLATURE OF NEBRASKA
ONE HUNDRED SEVENTH LEGISLATURE
FIRST SESSION

LEGISLATIVE BILL 268

Introduced by McCollister, 20.

Read first time January 12, 2021

Committee: Judiciary

- 1 A BILL FOR AN ACT relating to the Uniform Residential Landlord and Tenant
- 2 Act; to amend section 76-1423, Reissue Revised Statutes of Nebraska;
- 3 to change provisions relating to a landlord's right of access; and
- 4 to repeal the original section.
- 5 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 76-1423, Reissue Revised Statutes of Nebraska, is
2 amended to read:

3 76-1423 (1) The tenant shall not unreasonably withhold consent to
4 the landlord to enter into the dwelling unit in order to inspect the
5 premises, make necessary or agreed repairs, decorations, alterations, or
6 improvements, supply necessary or agreed services, or exhibit the
7 dwelling unit to prospective or actual purchasers, mortgagees, tenants,
8 workmen, or contractors.

9 (2) The landlord may enter the dwelling unit without consent of the
10 tenant in case of emergency.

11 (3) The landlord shall not abuse the right of access or use it to
12 harass the tenant. Except in case of emergency or if it is impracticable
13 to do so, the landlord shall:

14 (a) Give give the tenant at least twenty-four hours' written one
15 day's notice of the landlord's his intent to enter. Such notice shall be
16 provided to each individual unit and include the intended purpose for
17 entry and a reasonable period during which the landlord anticipates
18 making entry; and

19 (b) Enter enter only at reasonable times; and -

20 (c) Obtain consent from at least one tenant before entering.

21 (4) The landlord has no other right of access except by court order,
22 ~~and~~ as permitted by subsection (2) of section 76-1432, or if the tenant
23 has abandoned or surrendered the premises.

24 Sec. 2. Original section 76-1423, Reissue Revised Statutes of
25 Nebraska, is repealed.