ONE HUNDRED NINTH LEGISLATURE - SECOND SESSION - 2026
COMMITTEE STATEMENT
LB1230

Hearing Date: Wednesday February 04, 2026
Committee On: Judiciary
Introducer: Strommen
One Liner: Provide for mobile homes in the Disposition of Personal Property Landlord and Tenant Act and change provisions relating to certificates of title for mobile homes

Roll Call Vote - Final Committee Action:
Advanced to General File

Vote Results:

Aye:	7	Senators Bosn, DeBoer, Hallstrom, Holdcroft, Rountree, Storer, Storm
Nay:		
Absent:		
Present Not Voting:	1	Senator McKinney

Testimony:

Proponents:	**Representing:**
Senator Paul Strommen	Opening Presenter
Paul Elofson	Nebraska Manufactured Housing Association
Stephen Hipple	Nebraska Manufactured Housing Association

Opponents:	**Representing:**

Neutral:	**Representing:**
Blair MacDonald	Self Storage Association

* ADA Accommodation Written Testimony

Summary of purpose and/or changes:
LB 1230 amends the Motor Vehicle Certificate of Title Act, the Disposition of Personal Property Landlord and Tenant Act, and the Mobile Home Landlord and Tenant Act to clarify and expand the statutory procedures for addressing abandoned mobile homes left on mobile home spaces. The bill's central policy change is to treat an abandoned mobile home as "personal property" that may be handled under the Disposition of Personal Property Landlord and Tenant Act and to ensure that completion of that Act's procedures can serve as a recognized legal pathway for disposition of the mobile home, including the issuance of a certificate of title.

To accomplish this, the bill expands definitions under the Disposition of Personal Property Landlord and Tenant Act to expressly include mobile homes and mobile home parks and spaces, clarifies notice and disposition procedures when the abandoned property is a locked mobile home, and updates the certificate-of-title statutes to recognize "evidence of ownership" under the Disposition of Personal Property Landlord and Tenant Act as proof of ownership for

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manufactured/mobile homes when no title is available.

Finally, the bill amends the Mobile Home Landlord and Tenant Act to add compliance with the Disposition of Personal Property Landlord and Tenant Act as an additional statutory condition relevant to the removal of an abandoned mobile home from a mobile home space.

Section-by-Section Summary:

Section 1: Amends § 60-149 to provide that, for a manufactured home or mobile home, proof of ownership may include “evidence of ownership” as provided in the Disposition of Personal Property Landlord and Tenant Act if the application for a certificate of title is being made in accordance with § 60-137(4)(b) or if the certificate of title is unavailable.

Section 2: Amends § 60-166 to update the list of circumstances in which a certificate of title may be issued upon transfer of ownership by operation of law to include transfers “as provided in the Disposition of Personal Property Landlord and Tenant Act.”

Section 3: Amends § 69-2302 to clarify that the Act applies to mobile homes and mobile home parks and spaces. This section (1) defines “mobile home,” “mobile home park,” “mobile home space,” and "personal property" which includes mobile homes; and (2) redefines "landlord" to not include self-service storage units or facilities and redefines “premises” to include a mobile home space or mobile home park.

Section 4: Amends § 69-2303, which governs notice to tenants and other owners. Current law requires the landlord to give written notice to the tenant (and any other person the landlord reasonably believes is the owner) describing the abandoned property in a manner reasonably adequate for identification. The notice generally must describe the property, but current law provides the notice need not describe the contents of a locked trunk, valise, box, or other locked/fastened container. This section is amended to add a similar rule for abandoned mobile homes by providing that a locked mobile home may be described as such without describing its contents.

Section 5: Amends § 69-2308 to add mobile homes to the provision requiring that, when the landlord decides to sell or retain certain abandoned property, any locked trunk or container (and now any locked mobile home) must be opened, if practicable, with as little damage as possible, in order to evaluate its contents.

Section 6: Amends § 76-14,109, which governs abandoned mobile homes. Current law provides that a tenant may not remove an abandoned mobile home from the mobile home space without written clearance from the landlord showing amounts due are paid or an agreement reached with the legal owner and the landlord. This section is amended to add “compliance with the Disposition of Personal Property Landlord and Tenant Act” as an additional statutory pathway listed in this section.

Section 7: Repealer.

Carolyn Bosn, Chairperson

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