

**ONE HUNDRED NINTH LEGISLATURE - FIRST SESSION - 2025**  
**COMMITTEE STATEMENT**  
**LB287**

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**Hearing Date:** Tuesday February 11, 2025  
**Committee On:** Urban Affairs  
**Introducer:** Urban Affairs  
**One Liner:** Provide duties for certain housing agencies relating to bed bugs under the Nebraska Housing Agency Act

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**Roll Call Vote - Final Committee Action:**  
Advanced to General File with amendment(s)

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**Vote Results:**

<b>Aye:</b>	6	Senators McKinney, Andersen, Cavanaugh, J., Quick, Rountree, Sorrentino
<b>Nay:</b>	1	Senator Clouse
<b>Absent:</b>		
<b>Present Not Voting:</b>		

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**Testimony:**

**Proponents:**

Senator Terrell McKinney  
Tom Miller  
Alicia Christensen  
Paul Feilmann

**Representing:**

Opening Presenter  
Self  
Together Omaha  
Self

**Opponents:**

David Levy

**Representing:**

Omaha Housing Authority

**Neutral:**

Gwendolyn Easter

**Representing:**

Safe Haven Community Center

\* ADA Accommodation Written Testimony

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**Summary of purpose and/or changes:**

LB 287 amends the Nebraska Housing Agency Act to provide prescribed responsibilities for a housing agency for a city of the metropolitan class in response to bed bugs in dwelling units. The bill requires the housing agency to conduct inspections, disclose infestations to prospective tenants, and promptly address reported bed bug issues through professional pest control services. The housing agency is also responsible for maintaining records of all complaints and control measures provided and for the costs of investigation and remediation.

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**Explanation of amendments:**

The committee considered and adopted a white copy committee amendment (AM 608) which accomplishes the following: Incorporates LB 287 as amended by AM 495, LB 514, and LB 321 as amended by AM 445. (AM 495 to LB

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287 incorporated in section 5 of the committee amendment changes the five day deadlines for acknowledgement of complaints and initiating inspections to ten days, and the fourteen day deadline after notification to twenty-one days.)

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LB 514 amends Section 14-102 to allow cities of the metropolitan class to have power by ordinance to regulate any housing authority. These regulations include code enforcement and pest control, regular inspections, housing authority property registration, penalties for code violations, and monthly updates to the city council.

Testifiers on LB514:

Proponents:

Senator Terrell McKinney , Opening Presenter

Gwendolyn Easter, Safe Haven Community Center

Alicia Christensen, Together Omaha

Opponents:

Jennifer Taylor, Omaha Housing Authority

Neutral: None

Committee vote to attach LB514: Yes - 6; No - 1; Absent - 0; Present Not Voting - 0;

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LB 321, as amended by AM 445, amends Sections 31-735 and 31-752 to change provisions relating to the board of trustees for Sanitary and Improvement Districts (SIDs.) The bill amends the time period to eight years after formation when three board members are to be elected by resident owners. LB 321 additionally provides for levying assessments on real property located outside of an SID that is not accessible or that has been specially benefited by improvements made by the SID. LB 321 as amended includes the emergency clause.

Testifiers on LB321:

Proponents:

Rachel Hause, LA for Sen Sanders , Opening Presenter

Larry Jobeum, Eastern Nebraska Development Council

Patrick J Sullivan, Eastern Nebraska Development Council

Opponents: None

Neutral: None

Committee vote to attach LB321: Yes - 5; No - 2; Absent - 0; Present Not Voting - 0;

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#### Section-By-Section Summary

Section 1: Amends Section 14-102 (LB 514) to allow a city of the metropolitan class to regulate housing authorities, which may include the following provisions:

- Providing for code enforcement and pest control for all properties owned and controlled by such housing authority;
- Providing for regular inspections of all properties managed by such housing authority;



- Requiring all properties managed by such housing authority to be registered pursuant to any rental registration ordinance adopted by such city of the metropolitan class;
- Setting penalties for code violations and failure to properly manage properties; and
- Requiring monthly updates to the city council of such a city of the metropolitan class.

Section 2: Amends Section 31-735 (LB 321) relating to Sanitary and Improvement Districts. The section changes the time period to eight years after formation when three board members are to be elected by resident owners.

Section 3: Amends Section 31-752 (AM 445 to LB 321) relating to Sanitary and Improvement Districts. The section prohibits assessing property that is not assessable, outside district boundaries, or not specially benefited by improvements, with listed exceptions. The section allows for general benefit assessments and provides options for funding improvements outside district boundaries.

Section 4: Amends Section 71-1572 (LB 287) to incorporate section 5 into the Nebraska Housing Agency Act.

Section 5: Creates a new section of law in the Nebraska Housing Agency Act (LB 287.) The section creates definitions for purposes of the section, and assigns responsibilities to a housing agency in a city of the metropolitan class.

These responsibilities relate to bed bugs, and include:

- Prior to renting a dwelling unit, the housing agency shall visually inspect the unit for any evidence of the presence of bed bugs;
- The housing agency shall not show, rent, or lease to a prospective tenant any vacant dwelling unit that the housing agency knows or reasonably suspects has a current bed bug infestation;
- Prior to renting a dwelling unit, the housing agency shall disclose to a prospective tenant if an adjacent unit or units are currently infested with or are being treated for bed bugs;
- Upon notification by a person who finds or reasonably suspects a bed bug infestation in a dwelling unit or common area of the premises, the housing agency shall acknowledge the complaint, inspect, provide remedial services from a pest control professional, provide tenants with reasonable notice in advance of entering a dwelling unit for purposes of inspection, provide all tenants of units affected with notice of the pest control professional's determination, and maintain a written record of all complaints; and
- The housing agency shall be responsible for the costs of investigating and remediating any bed bug infestation.

Section 6: Operative date section providing that sections 1, 4, 5, and 8 of this act become operative three calendar months after the adjournment of the current legislative session. The other sections of this act become operative on their effective date with the emergency clause.

Sections 7: Repealer.

Section 8: Repealer.

Section 9: Emergency clause.

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Terrell McKinney, Chairperson

