

URBAN AFFAIRS COMMITTEE

NEBRASKA LEGISLATURE

SUMMARY OF 2025 AND 2026 LEGISLATION

One Hundred Ninth Legislature First and Second Sessions

Committee Members

Senator Terrell McKinney, Chairperson, District 11
Senator Stan Clouse, Vice-Chairperson, District 37
Senator Bob Andersen, District 49
Senator John Cavanaugh, District 09
Senator Dan Quick, District 35
Senator Victor Rountree, District 03
Senator Tony Sorrentino, District 39

Committee Staff

Elsa Knight, Legal Counsel
Sally Schultz, Committee Clerk

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LIST OF BILLS AND RESOLUTIONS REFERENCED TO THE URBAN AFFAIRS COMMITTEE

2025 Introduced Bills

LB 90 (Clements) Change provisions relating to improvement districts in cities of the first class
Passed

LB 240 (Jacobson) Change certain notice provisions under the Community Development Law
Passed

LB 286 (Urban Affairs Committee) Change provisions relating to application deadlines under the
Nebraska Innovation Hub Act and the Nebraska Rural Projects Act
Passed

LB 287 (Urban Affairs Committee) Provide for regulation of housing authorities by ordinance, change
provisions relating to sanitary and improvement districts, and provide requirements relating to
bed bugs under the Nebraska Housing Agency Act
Vetoed by the Governor, Veto Override Failed

LB 288 (Urban Affairs Committee) Change provisions of the Property Assessed Clean Energy Act, the
Community Development Law, the Nebraska Affordable Housing Act, and the Middle Income
Workforce Housing Investment Act
Passed

LB 289 (Urban Affairs Committee) Change provisions relating to cities, villages, and boards of
adjustment and redefine qualifying business under the Local Option Municipal Economic
Development Act
Passed

LB 290 (Urban Affairs Committee) Change provisions relating to grant funding for a business park
under the Economic Recovery Act
Passed

LB 291 (Urban Affairs Committee) Adopt the Aid to Municipalities Act
In Committee

LB 292 (Urban Affairs Committee) Provide for a grant to study prefabricated housing
Amended into budget

LB 321 (Sanders) Change provisions relating to the board of trustees for sanitary and improvement
districts
Amended into LB 287

LB 324 (Moser) Change protest procedures relating to creation of a proposed business improvement district or modification of an existing business improvement district under the Business Improvement District Act

In Committee

LB 441 (Spivey) Authorize virtual inspections for certain building permits and require certain inspection records be made available to the public under the Building Construction Act

Passed

LB 447 (Cavanaugh, J.) Provide certain requirements for redevelopment contracts under the Community Development Law

In Committee

LB 450 (Fredrickson) Change provisions relating to the Property Assessed Clean Energy Act

Amended into LB 288

LB 514 (Urban Affairs Committee) Provide powers for cities of the metropolitan class to regulate housing authorities by ordinance

Amended into LB 287

LB 520 (Juarez) Provide requirements for bed and breakfast establishments regarding food, beverages, and fire safety

In Committee

LB 531 (Kauth) Provide an exception to the requirement that buildings constructed with state funds comply with the 2018 International Energy Conservation Code

Amended into LB 288

LB 611 (Urban Affairs Committee) Adopt updates to building and energy codes

In Committee

LB 614 (Andersen) Provide for exemptions from regulatory authority of cities of the first and second class and villages for certain farm buildings

Passed

LB 626 (Dover) Authorize redevelopment projects involving affordable housing under the Community Development Law

Amended into LB 288

LB 702 (McKinney) Adopt the Neighborhood Empowerment Act

In Committee

2026 Introduced Bills

LB 726 (Quick) Update references to the National Electrical Code in the State Electrical Act
In Committee

LB 797 (Urban Affairs Committee) Increase minimum bidding amount requirements for certain cities and villages
Passed

LB 798 (Urban Affairs Committee) Change provisions relating to the composition of the planning commission of a city of the second class or village and allow a city of the second class to elect council members by ward
Passed

LB 799 (Urban Affairs Committee) Adopt the Service Contract Reporting Act
Amended into LB 1135

LB 800 (Urban Affairs Committee) Adopt updates to building and energy codes
In Committee

LB 801 (Urban Affairs Committee) Adopt updates to building and energy codes
In Committee

LB 811 (Dover) Change provisions relating to the municipalities that are authorized to form their own land banks under the Nebraska Municipal Land Bank Act
Amended into LB 1135

LB 839 (Rountree) Change reporting requirements under the Municipal Density and Missing Middle Housing Act and provide requirements for projects under the Nebraska Affordable Housing Act
Vetoed by the Governor, Veto Override Failed

LB 840 (Rountree) Provide requirements for multifamily housing projects under the Nebraska Affordable Housing Act
Amended into LB 839

LB 842 (Rountree) Authorize certain municipal contracts and agreements relating to parking facilities
Amended into LB 1135

LB 850 (J. Cavanaugh) Authorize the use of economic development programs for certain construction or rehabilitation of housing in cities of the metropolitan class and cities of the primary class under the Local Option Municipal Economic Development Act
Amended into LB 1114

LB 915 (Lippincott) Change the number of authorized inland port districts under the Municipal Inland Port Authority Act
Amended into LB 1114

LB 976 (Andersen) Change provisions relating to sanitary and improvement districts
Amended into LB 1114

LB 981 (Urban Affairs Committee) Provide powers to cities of the metropolitan class to regulate housing authorities and change provisions of the Nebraska Housing Agency Act
Amended into LB 1114

LB 988 (G. Meyer) Change provisions of the Community Development Law
In Committee

LB 1041 (Rountree) Provide requirements for cities, villages, and counties relating to accessory dwelling units
Amended into LB 839

LB 1045 (McKinney) Adopt the Nebraska Public Housing Preservation Trust Act
In Committee

LB 1113 (Urban Affairs Committee) Change provisions relating to certain notices under the Community Development Law
In Committee

LB 1114 (Urban Affairs Committee) Adopt the Community Improvement District Act and the New Taxpayer Recruitment Grant Act, authorize community improvement districts to levy property taxes, and change provisions related to the Community Development Law, the Municipal Inland Port Authority Act, extraterritorial jurisdiction, sanitary and improvement districts, housing authorities, housing agencies, the Nebraska Housing Agency Act, and the Local Option Municipal Economic Development Act
Passed

LB 1129 (Dover) Change provisions of the Community Development Law
Amended into LB 1114

LB 1130 (Jacobson) Adopt the Community Improvement District Act
Amended into LB 1114

LB 1134 (Kauth) Change and provide limitations on updates to state and local building codes, electrical codes, and energy codes
In Committee

LB 1135 (Urban Affairs Committee) Adopt the Service Contract Reporting Act, authorize municipalities to contract regarding parking facilities, change provisions of the Community Development Law, the Nebraska Municipal Land Bank Act, and the Property Assessed Clean Energy Act, and provide for the sale of certain waterworks, sewer systems, and water systems to Indian tribes
Passed

LB 1163 (Fredrickson) Change provisions relating to the Property Assessed Clean Energy Act
Amended into LB 1135

LB 1168 (Wordekemper) Authorize the issuance of conduit revenue bonds under the Community Development Law
Amended into LB 1135

LB 1214 (McKinney) Create a pilot program for neighborhood data collaboratives
In Committee

LB 1227 (Andersen) Change provisions relating to local energy codes and local electrical codes
In Committee

LB 1250 (Guereca) Authorize certain cities and villages to sell waterworks, sewer systems, and water systems
Amended into LB 1135

LR 312CA (Clouse) Constitutional amendment to authorize cities and villages to incur indebtedness for residential development projects and pledge taxes for such indebtedness and to change provisions relating to redevelopment projects
In Committee

BILL SUMMARIES: 2025 BILLS ENACTED

LB 90 (Clements) Change provisions relating to improvement districts in cities of the first class

LB 90 amends provisions related to improvement districts in cities of the first class by allowing the formation of new improvement districts without the mandatory levying of special assessments. The bill also aligns Chapter 16 statutes with those statutes pertaining to cities of the second class and villages.

LB 90 passed on Final Reading, 48-0-1.

LB 240 (Jacobson) Change certain notice provisions under the Community Development Law

LB 240 amends the Community Development Law to change a notice requirement for notices of provisions for the division of ad valorem taxes in redevelopment projects utilizing Tax Increment Financing. LB 240 changes the deadline for required notices to on or before July 1 of the year of the provision's effective date. LB 240 includes an emergency clause for immediate effect.

LB 240 passed on Final Reading with Emergency Clause, 48-0-1.

LB 286 (Urban Affairs Committee) Change provisions relating to application deadlines under the Nebraska Innovation Hub Act and the Nebraska Rural Projects Act

LB 286 changes provisions relating to the application deadlines under the Nebraska Innovation Hub Act and the Nebraska Rural Projects Act. Such deadlines are changed to December 31, 2025.

LB 286 passed on Final Reading 47-0-2

LB 288 (Urban Affairs Committee) Change provisions of the Property Assessed Clean Energy Act, the Community Development Law, the Nebraska Affordable Housing Act, and the Middle Income Workforce Housing Investment Act

LB 288 contains the base bill as amended by AM 509, LB 450, LB 531 as amended by AM 397, and LB 626 as amended by AM 679. LB 292 as amended by AM 257 was included when the bill was sent to the floor, but was later amended out.

LB288 amends the Middle Income Workforce Housing Investment Act to allow rent-to-own housing to be eligible for grants under the Act, and expands the definition of workforce housing to include housing that costs no more than \$350,000 to construct and eliminate an after-construction appraised value requirement in factoring housing rehabilitation costs.

AM 509 to LB 288 changes provisions related to unit cost considerations, defines and refines terms, clarifies the 10-unit restriction provision, spells out the parameters of the rent-to-own program, and adds language to clarify that the Department of Economic Development may not prohibit grantees from selling housing units not receiving certain federal or state assistance to

homebuyers that use homebuyer assistance funds from such federal or other state-funded programs

LB 450 amends the Property Assessed Clean Energy Act to define “grid resiliency improvement” and include such an improvement as an energy project financed by a clean energy assessment district.

LB 531 as amended by AM 397 adds language to Section 72-805 clarifying that the Department of Environment and Energy shall not be required to review building plans and specifications upon evidence that the building plans and specifications have previously been reviewed by a county, city, or village enforcing a local building or construction code adopted pursuant to section 71-6406 of the Building Construction Act, if such local building or construction code includes the requirements of the 2018 International Energy Conservation Code.

LB 626, as amended by AM 679, amends the Community Development Law to define "affordable housing" and redefine other terms to allow the lack of affordable housing as a condition for the creation of tax increment financing redevelopment projects.

LB 288 passed on Final Reading, 43-6.

LB 289 (Urban Affairs Committee) Change provisions relating to cities, villages, and boards of adjustment and redefine qualifying business under the Local Option Municipal Economic Development Act

LB 289 contains three separate provisions, allowing villages to have 3 village board members with a vote of the people, large retail chains to receive funding as a qualifying business under the Local Option Municipal Economic Development Act, and city councils of first and second class cities to constitute the board of adjustment.

AM 309 incorporated provisions requested by the Nebraska Secretary of State’s Election Division. This amendment adds language concerning the number of Village Board members to the petition process. It integrates existing language and procedures from Chapter 32 to clarify the steps for village clerks and county election officials when someone seeks to circulate a petition.

LB 289 passed on Final Reading, 47-0-2.

LB 290 (Urban Affairs Committee) Change provisions relating to grant funding for a business park under the Economic Recovery Act

LB 290 requires that additional grant funding from the Economic Recovery and Incentives Division be given for the development of a business park located within or adjacent to one or more qualified census tracts located within the boundaries of an inland port district located within a city of the metropolitan class. Grant funds shall not be used in the downtown area or northern downtown area of a city of the metropolitan class. These new provisions replace the requirement of being within two miles of a major airport.

LB 290 passed on Final Reading, 31-18.

LB 441 (Spivey) Authorize virtual inspections for certain building permits under the Building Construction Act

Legislative Bill 441 allows virtual inspections for certain residential building permits under specific conditions, including live video inspections and the use of video or photo documentation for nonstructural re-inspections. It also mandates that inspection records for structures still standing be made publicly accessible, ensuring transparency and efficiency in the permitting process

LB 441 passed on Final Reading, 47-1-1.

LB 614 (Andersen) Provide for exemptions from regulatory authority of cities of the first and second class and villages for certain farm buildings

LB 614 allows any city of the first class and any city of the second class or village to exempt from application of its described regulatory authority within its extraterritorial zoning jurisdiction, by action of the board of adjustment and any applicable ordinance, certain farm buildings when such structures are consistent with the comprehensive development plan.

LB 614 was passed on Final Reading, 47-0-2.

BILL SUMMARIES: 2026 BILLS ENACTED

LB 797 (Urban Affairs Committee) Increase minimum bidding amount requirements for certain cities and villages

LB 797 alters Nebraska statutes related to municipalities by increasing the approval and minimum bidding amount requirements for public works contracts made by cities of the first class, cities of the second class, and villages to ninety thousand dollars. The bill also increases the minimum bidding amount requirements for municipal electric utility contracts, depending on the gross annual revenue from retail sales.

LB 797 passed on Final Reading, 49-0.

LB 798 (Urban Affairs Committee) Change provisions relating to the composition of a city of the second class or village to allow a city of the second class to elect council members by ward.

LB 798 revises various Nebraska statutes relating to municipalities. It amends Section 19-926 to alter provisions governing the composition of the planning commission for a city of the second class or village to allow the option of having three regular members. The bill also amends Section 32-554 to provide for submission to the voters at a general election the question of creating a consistent nomination and election process for at-large council members in cities of the second class, and establishes a uniform framework for staggered terms based on the number of at-large seats.

LB 798 passed on Final Reading, 49-0.

LB 1114 (Urban Affairs Committee) Adopt the Community Improvement District Act and the New Taxpayer Recruitment Grant Act, authorize community improvement districts to levy property taxes, and change provisions related to the Community Development Law, the Municipal Inland Port Authority Act, extraterritorial jurisdiction, sanitary and improvement districts, housing authorities, housing agencies, the Nebraska Housing Agency Act, and the Local Option Municipal Economic Development Act

LB1114 revises eligibility provisions that allow for the expedited review of community redevelopment plans under Nebraska's Community Development Law.

As amended, the bill includes provisions of seven other measures considered by the committee this session, including LB850, sponsored by Omaha Sen. John Cavanaugh. His measure allows metropolitan and primary class cities to use an economic development program for the purpose of building or rehabilitating affordable housing, workforce housing or housing for persons of low or moderate income under the Local Option Municipal Economic Development Act. Previously, only first or second class cities and villages were allowed to create a program for those purposes. Lincoln is Nebraska's only primary class city and Omaha is the only metropolitan class city.

The amended provisions of LB915, introduced by Sen. Loren Lippincott of Central City, update the Municipal Inland Port Authority Act. They increase the number of inland port districts that may be designated from five to eight and revise eligibility requirements for counties.

The provisions of LB976, sponsored by Omaha Sen. Bob Andersen, update requirements for sanitary and improvement district elections. The measure also requires an SID board or administrator to let certain contracts of more than \$50,000 to the lowest responsible bidder, an increase from \$20,000.

The amended provisions of the committee's LB981 require a housing agency in a metropolitan class city to submit an annual report to the committee. The report must include details on pest control management activities, as well as evictions and complaints filed during the reporting period, among other information. In addition to that requirement, the measure allows a metropolitan class city to regulate any housing agency in the city by ordinance. Regulations may provide for code enforcement, complaint-based inspections and monthly updates to the city council that include information about pest control issues and any mitigation efforts completed by the housing agency.

The provisions of LB1129, introduced by Sen. Robert Dover of Norfolk, allow a city to use tax-increment financing to develop underdeveloped parcels that have been within its extraterritorial zoning jurisdiction for more than 25 years.

The amended provisions of LB1130, sponsored by North Platte Sen. Mike Jacobson, create the Community Improvement District Act. The measure allows property owners to propose the formation of a community improvement district within a city or village for the construction, maintenance and repair of public infrastructure. A city or village must pass an ordinance approving the formation of a CID, which may levy taxes and special assessments on property within the district and use those funds to pay off outstanding bonds.

The amended provisions of LB1152, introduced by Sen. Beau Ballard of Lincoln, create the New Taxpayer Recruitment Grant Act. The act authorizes the state Department of Economic Development to award grants to cities, Indian tribes or certain nonprofit organizations, which may use the funds for taxpayer recruitment programs that incentivize households to relocate to Nebraska.

LB 1114 passed on Final Reading, 48-1-0.

LB 1135 (Urban Affairs Committee) Adopt the Service Contract Reporting Act, authorize municipalities to contract regarding parking facilities, change provisions of the Community Development Law, the Nebraska Municipal Land Bank Act, and the Property Assessed Clean Energy Act, and provide for the sale of certain waterworks, sewer systems, and water systems to Indian tribes

LB1135, sponsored by the committee, modifies land bank membership and reporting requirements under the Nebraska Municipal Land Bank Act. Voting members of a land bank board previously were required to reside within the municipality that created the land bank.

Under the bill, voting members also may reside within three miles of the municipality, but a majority must reside within it. For land banks created by more than one municipality, voting members must reside within one of those municipalities or within three miles. A majority must reside within the municipality in which the majority of land bank property is located. LB1135 requires land bank boards to submit reports at least quarterly rather than monthly. It also prohibits a land bank from temporarily holding real property on behalf of a private entity for more than one year, unless the entity has entered into a community benefits agreement with the land bank and local community groups.

The bill includes provisions of six other proposals considered by the committee this session:

- LB799, introduced by the committee, which requires a metropolitan class city, counties with a population of more than 500,000 and state agencies to submit annual reports on service contracts above a certain amount that were awarded during the prior year;
- LB811, sponsored by Dover, which authorizes all Nebraska municipalities to establish stand-alone land banks, something only primary and metropolitan class cities previously were allowed to do;
- LB842, introduced by Bellevue Sen. Victor Rountree, which allows first and second class cities and villages to enter into contracts with private entities for the operation, maintenance, management or enforcement of municipal parking facilities;
- LB1163, sponsored by Sen. John Fredrickson of Omaha, which updates how liens against delinquent assessments are recorded under the Nebraska Property Assessed Clean Energy Act;
- LB1168, introduced by Fremont Sen. Dave Wordekemper, which allows a city's redevelopment authority to enter into a contract under which it issues conduit revenue bonds; and
- LB1250, sponsored by Sen. Dunixi Guereca of Omaha, which allows primary, first and second class cities and villages to sell or transfer any waterworks, sewer system or water system to an Indian tribe under certain conditions.

LB 1135 passed on Final Reading with an Emergency Clause, 48-1-0

BILL SUMMARIES: 2025 BILLS VETOED BY THE GOVERNOR

LB 287 (*Urban Affairs Committee*) Provide duties for certain housing agencies relating to bed bugs under the Nebraska Housing Agency Act

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.

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.

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.

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 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.)

LB 287 passed on Final Reading Emergency Clause 34-15-0.

The bill was vetoed by the Governor on May 20, 2025. The veto override motion failed 24-24-1.

BILL SUMMARIES: 2026 BILLS VETOED BY THE GOVERNOR

LB 839 (Rountree) Change reporting requirements under the Municipal Density and Missing Middle Housing Act and provide requirements for projects under the Nebraska Affordable Housing Act

Under the Municipal Density and Missing Middle Housing Act, metropolitan, primary and first class cities with a population of at least 20,000 are required to submit biennial reports to the committee. The reports provide details on cities' efforts to address the availability of and incentives for affordable housing. Under LB839, sponsored by Rountree, cities also would have been required to report the number of accessible multifamily housing units within city limits.

The bill includes provisions of two other measures introduced by Rountree this session. The amended provisions of LB840 would have prohibited the state Department of Economic Development from approving a multifamily rental unit project for assistance from the state Affordable Housing Trust Fund unless at least 5% of the project's dwelling units are accessible for people with mobility impairments, and at least 2% are accessible for those with hearing or vision impairments.

Under the amended provisions of LB1041, the biennial reports also would have included details on cities' efforts to expand the use of accessory dwelling units, any obstacles to the construction of additional ADUs and areas where they are allowed by right. Reports also would have had to include recommended actions the state could take to assist cities in the construction of affordable housing.

LB839 passed on a vote of 34-15.

The bill was vetoed by the Governor on April 16, 2026. An attempt to override the veto failed 19-28-2.

BILL SUMMARIES: 2025 BILLS ON GENERAL FILE

LB 292 (Urban Affairs Committee) Provide for a grant to study prefabricated housing

LB 292 allocates \$500,000 from the Middle Income Workforce Housing Investment Fund to provide a grant for conducting a prefabricated housing study.

LB 292 was placed on General File with AM257. This amendment reduces the amount of the intended appropriation from \$500,000 to \$250,000. This portion was later amended out. Portions of LB 292 were later amended into the budget.

BILL SUMMARIES: 2025 BILLS HELD IN COMMITTEE

LB 291 (Urban Affairs Committee) Adopt the Aid to Municipalities Act

LB 291 creates the Aid to Municipalities Act. This bill provides financial assistance to municipalities of any class for infrastructure, services and local development. The grants may only be used for construction or bonds. The Legislature would appropriate \$15 million each fiscal year towards the Act.

LB 324 (Moser) Change protest procedures relating to creation of a proposed business improvement district or modification of an existing business improvement district under the Business Improvement District Act

LB 324 changes the protest procedures relating to creation of a proposed business improvement district. If there is less than 50% of those returning the postcard vote in favor of the creation of the proposed BID, the creation will be terminated.

LB 447 (Cavanaugh, J.) Provide certain requirements for redevelopment contracts under the Community Development Law

LB 447 requires payment of workers on TIF projects in counties with populations over 60,000 to be paid wages at rates not less than the prevailing rates for construction of a similar character in the locality in which the redevelopment project is located.

Additionally, LB 447 outlines requirements for redevelopment contracts in counties with populations over 60,000. These requirements revolve around percentages of qualified apprentices working on the project.

LB 520 (Juarez) Provide requirements for bed and breakfast establishments regarding food, beverages, and fire safety

LB 520 addresses consumer safety and business owner responsibilities for Nebraska bed and breakfast establishments by redefining bed and breakfasts, applying updated fire code regulations to them, and explicitly outlining cleanliness requirements for food, handlers, and environment.

LB 611 (Urban Affairs Committee) Adopt updates to building and energy codes

LB 611 updates the International Building Code (energy efficiency provisions), International Residential Code (energy efficiency provisions), and International Energy Conservation Code from the 2018 editions to the 2021 editions.

LB 702 (McKinney) Adopt the Neighborhood Empowerment Act

LB 702 creates the Neighborhood Empowerment Act. The Act intends to allocate financial resources directly to neighborhood associations across Nebraska. The Department of Economic Development may award up to \$5 million in grants each fiscal year under the Act, subject to available appropriations.

BILL SUMMARIES: 2026 BILLS HELD IN COMMITTEE

LB 726 (Quick) Update references to the National Electrical Code in the State Electrical Act

LB 726 updates the Nebraska State Electrical Code to the minimum standards set forth in the 2026 National Electrical Code issued and adopted by the National Fire Protection Association. LB 726 also includes amendment references to the 2023 National Electrical Code passed in LB 716 (2024).

LB 800 (Urban Affairs Committee) Adopt updates to building and energy codes

LB 800 updates the International Building Code (energy efficiency provisions), International Residential Code (energy efficiency provisions), from the 2018 edition to the 2024 edition.

LB 801 (Urban Affairs Committee) Adopt updates to building and energy codes

LB 801 updates the International Building Code and International Residential Code from the 2018 edition to the 2024 edition.

LB 988 (G. Meyer) Change provisions of the Community Development Law

LB988 amends the Community Development Law by defining and redefining terms, changing provisions related to redevelopment plans and limitations on the division of ad valorem taxes, and providing for limitations on the declaration of blighted areas and the use of tax-increment financing.

LB 1045 (McKinney) Adopt the Nebraska Public Housing Preservation Trust Act

LB 1045 adopts the Nebraska Public Housing Preservation Trust Act. The trust is designed to oversee improvement projects for public housing developments, providing a funding model for long-term public ownership and tenant protections. The bill outlines the structure of the trust's nine-member board, procedures for local housing agency participation, resident protections, and the creation of the Public Housing Capital Stabilization Fund.

LB 1113 (Urban Affairs Committee) Change provisions relating to certain notices under the Community Development Law

LB 1113 changes the date of notice to the Property Tax Administrator when dividing ad valorem taxes under the Community Development Law. The date is changed from July 1 to July 2.

LB 1134 (Kauth) Change and provide limitations on updates to state and local building codes, electrical codes, and energy codes

LB 1134 changes state building, electrical and energy codes, and provides limitations on local building, construction, energy and electrical codes to reduce the cost of building housing in Nebraska

LB 1214 (McKinney) Create a pilot program for neighborhood data collaboratives

LB1214 establishes a pilot program for neighborhood data collaboratives that support resident-led, data-informed decision-making at the neighborhood level. The bill authorizes funding for partnerships among neighborhood associations, nonprofits, and regional planning organizations to build local capacity to use data to advance community identified priorities, strengthen coordination, and inform future policy and investment decisions.

LB 1227 (Andersen) Change provisions relating to local energy codes and local electrical codes

LB1227 prohibits certain political subdivisions from adopting or enforcing local electrical codes that are more stringent than those prescribed by the state. Additionally, new codes must be cost efficient to the property owner based on data from the energy impact studies published by the Department of Water, Energy, and Environment.

LR 312CA (Clouse) Constitutional amendment to authorize cities and villages to incur indebtedness for residential development projects and pledge taxes for such indebtedness and to change provisions relating to redevelopment projects

LR 312CA removes the current blight standard for tax increment financing. Additionally, the LR allows more time for repayment for new residential TIF.

LIST OF 2025 URBAN AFFAIRS COMMITTEE INTERIM STUDIES

LR 86	(Rountree) Interim study to identify and examine the state of affordable and accessible housing in Nebraska
LR 146	(Urban Affairs Committee) Interim study to examine the intersection of tax increment financing and affordable housing within the State of Nebraska
LR 147	(Urban Affairs Committee) Interim study to examine land banks under the Nebraska Municipal Land Bank Act
LR 148	(Urban Affairs Committee) Interim study to examine issues under the jurisdiction of the Urban Affairs Committee
LR 149	(Urban Affairs Committee) Interim study to explore methods for providing hearing notices for municipalities
LR 150	(Urban Affairs Committee) Interim study to examine the current powers of city councils for cities of the metropolitan class
LR 151	(Urban Affairs Committee) Interim study to hear reports submitted pursuant to the Poverty Elimination Action Plan Act
LR 163	(McKinney) Interim study to examine the impact of lead and other environmental pollutants on the health and well-being of Nebraska communities
LR 165	(McKinney) Interim study to examine the concentration and impact of nonprofit organizations in historically marginalized communities, specifically North and South Omaha
LR 173	(McKinney) Interim study to investigate the financial and structural barriers impeding Nebraskans from attaining homeownership
LR 213	(McKinney) Interim study to examine the connection between neighborhood-level investment and youth outcomes, including, but not limited to, educational attainment, youth violence, and long-term well being
LR 215	(McKinney) Interim study to evaluate the feasibility and benefits of developing a neighborhood-level data infrastructure framework for Nebraska, similar to the National Neighborhood Indicators Partnership model
LR 222	(Urban Affairs Committee) Interim study to investigate the prevalence of bed bugs in public housing located within cities of the metropolitan class
LR 239	(Spivey) Interim study to examine the status and impact of food access in urban qualified census tracts, with a focus on access to fresh, nutritious food

LR 244 (Spivey) Interim study to examine the state of housing for individuals returning home from incarceration in Omaha

LIST OF 2026 URBAN AFFAIRS COMMITTEE INTERIM STUDIES

- LR 407 (McKinney) Interim study to examine revitalization of urban areas and how cities and villages may utilize the role of culture as a driver of economic development, workforce attraction, tourism, and community revitalization in Nebraska
- LR 415 (Conrad) Interim study to examine current practices under Nebraska law related to the designation of real property as blighted and substandard
- LR 417 (Urban Affairs Committee) Interim study to examine innovative approaches to housing development, financing, and ownership in Nebraska
- LR 418 (Urban Affairs Committee) Interim study to examine inland port authorities, how inland port authorities currently operate, and the progress of inland port authorities in developing land, infrastructure, and opportunities in the areas of the authorities
- LR 419 (Urban Affairs Committee) Interim study to examine volunteer burnout on municipal boards and commissions and identify specific municipal boards or commissions that could effectively function with a reduced number of members
- LR 420 (Urban Affairs Committee) Interim study to examine any issues within the jurisdiction of the Urban Affairs Committee of the Legislature that may arise during the interim
- LR 432 (Dover) Interim study to examine how current residential building codes affect the cost of rehabilitating older properties and if changes need to be made to such codes to lessen the cost of rehabilitation
- LR 434 (Spivey) Interim study to examine how the existing learning community as defined in section 79-2101 interacts with and impacts the city of the metropolitan class in which it exists
- LR 441 (Andersen) Interim study relating to the applicability for residential versus commercial building codes and the implications of enacting LB1227, introduced in the One Hundred Ninth Legislature, Second Session
- LR 460 (Dover) Interim study to examine residential building codes and land development regulations and which specific codes may be cost prohibitive in the building of affordable and workforce housing
- LR 467 (McKinney) Interim study to examine strategies, policies, and investments that cities, villages, and the State of Nebraska may use to make the state more attractive to young people

INDEX OF 2025 AND 2026 URBAN AFFAIRS COMMITTEE BILLS AND RESOLUTIONS BY SUBJECT

Port Authorities

- LB 286 (Urban Affairs Committee) Change provisions relating to application deadlines under the Nebraska Innovation Hub Act and the Nebraska Rural Projects Act
- LB 290 (Urban Affairs Committee) Change provisions relating to grant funding for a business park under the Economic Recovery Act
- LB 915 (Lippincott) Change the number of authorized inland port districts under the Municipal Inland Port Authority Act

Municipalities

- LB 90 (Clements) Change provisions relating to improvement districts in cities of the first class
- LB 288 (Urban Affairs Committee) Change provisions of the Property Assessed Clean Energy Act, the Community Development Law, the Nebraska Affordable Housing Act, and the Middle Income Workforce Housing Investment Act
- LB 289 (Urban Affairs Committee) Change provisions relating to cities, villages, and boards of adjustment and redefine qualifying business under the Local Option Municipal Economic Development Act
- LB 291 (Urban Affairs Committee) Adopt the Aid to Municipalities Act
- LB 614 (Andersen) Provide for exemptions from regulatory authority of cities of the first and second class and villages for certain farm buildings
- LB 702 (McKinney) Adopt the Neighborhood Empowerment Act
- LB 797 (Urban Affairs Committee) Increase minimum bidding amount

requirements for certain cities and villages

- LB 798 (Urban Affairs Committee) Change provisions relating to the composition of the planning commission of a city of the second class or village and allow a city of the second class to elect council members by ward
- LB 799 (Urban Affairs Committee) Adopt the Service Contract Reporting Act
- LB 839 (Rountree) Change reporting requirements under the Municipal Density and Missing Middle Housing Act and provide requirements for projects under the Nebraska Affordable Housing Act
- LB 842 (Rountree) Authorize certain municipal contracts and agreements relating to parking facilities
- LB 1130 (Jacobson) Adopt the Community Improvement District Act
- LB 1214 (McKinney) Create a pilot program for neighborhood data collaboratives
- LB 1250 (Guereca) Authorize certain cities and villages to sell waterworks, sewer systems, and water systems

Affordable Housing

- LB 287 (Urban Affairs Committee) Provide for regulation of housing authorities by ordinance, change provisions relating to sanitary and improvement districts, and provide requirements relating to bed bugs under the Nebraska Housing Agency Act
- LB 292 (Urban Affairs Committee) Provide for a grant to study prefabricated housing

- LB 514 (Urban Affairs Committee) Provide powers for cities of the metropolitan class to regulate housing authorities by ordinance
- LB 840 (Rountree) Provide requirements for multifamily housing projects under the Nebraska Affordable Housing Act
- LB 981 (Urban Affairs Committee) Provide powers to cities of the metropolitan class to regulate housing authorities and change provisions of the Nebraska Housing Agency Act
- LB 1041 (Rountree) Provide requirements for cities, villages, and counties relating to accessory dwelling units
- LB 1045 (McKinney) Adopt the Nebraska Public Housing Preservation Trust Act

Building Codes

- LB 441 (Spivey) Authorize virtual inspections for certain building permits under the Building Construction Act
- LB 520 (Juarez) Provide requirements for bed and breakfast establishments regarding food, beverages, and fire safety
- LB 531 (Kauth) Provide an exception to the requirement that buildings constructed with state funds comply with the 2018 International Energy Conservation Code
- LB 611 (Urban Affairs Committee) Adopt updates to building and energy codes
- LB 726 (Quick) Update references to the National Electrical Code in the State Electrical Act
- LB 800 (Urban Affairs Committee) Adopt updates to building and energy codes

- LB 801 (Urban Affairs Committee) Adopt updates to building and energy codes
- LB 1134 (Kauth) Change and provide limitations on updates to state and local building codes, electrical codes, and energy codes
- LB 1227 (Andersen) Change provisions relating to local energy codes and local electrical codes

Tax-Increment Financing (TIF)

- LB 240 (Jacobson) Change certain notice provisions under the Community Development Law
- LB 988 (Meyer, G.) Change provisions of the Community Development Law
- LB 1113 (Urban Affairs Committee) Change provisions relating to certain notices under the Community Development Law
- LB 1114 (Urban Affairs Committee) Adopt the Community Improvement District Act and the New Taxpayer Recruitment Grant Act, authorize community improvement districts to levy property taxes, and change provisions related to the Community Development Law, the Municipal Inland Port Authority Act, extraterritorial jurisdiction, sanitary and improvement districts, housing authorities, housing agencies, the Nebraska Housing Agency Act, and the Local Option Municipal Economic Development Act
- LB 1129 (Dover) Change provisions of the Community Development Law
- LB 1168 (Wordekemper) Authorize the issuance of conduit revenue bonds under the Community Development Law
- LR 312CA (Clouse) Constitutional amendment to authorize cities and villages to incur indebtedness for residential development projects and

pledge taxes for such indebtedness and to change provisions relating to redevelopment projects

Sanitary and Improvement Districts (SIDs)

- LB 321 (Sanders) Change provisions relating to the board of trustees for sanitary and improvement districts
- LB 976 (Andersen) Change provisions relating to sanitary and improvement districts

Business Improvement Districts (BIDs)

- LB 324 (Moser) Change protest procedures relating to creation of a proposed business improvement district or modification of an existing business improvement district under the Business Improvement District Act

Property Assessed Clean Energy Act (PACE)

- LB 450 (Fredrickson) Change provisions relating to the Property Assessed Clean Energy Act
- LB 1163 (Fredrickson) Change provisions relating to the Property Assessed Clean Energy Act

Land Banks

- LB 811 (Dover) Change provisions relating to the municipalities that are authorized to form their own land banks under the Nebraska Municipal Land Bank Act
- LB 1135 (Urban Affairs Committee) Adopt the Service Contract Reporting Act, authorize municipalities to contract regarding parking facilities, change provisions of the Community Development Law, the Nebraska Municipal Land Bank Act, and the Property Assessed Clean Energy Act, and provide for the sale of certain waterworks, sewer systems, and water systems to Indian tribes

Local Option Municipal Economic Development Act (LB 840)

- LB 850 (Cavanaugh, J.) Authorize the use of economic development programs for certain construction or rehabilitation of housing in cities of the metropolitan class and cities of the primary class under the Local Option Municipal Economic Development Act

DETAILED INDEX OF URBAN AFFAIRS COMMITTEE BILLS AND RESOLUTIONS

One Hundred Ninth Legislature, First and Second Sessions

Bill #	Introducer	One-liner	Hearing Date	Committee Action and Amendments	Status
LB 90	Clements	Change provisions relating to improvement districts in cities of the first class	2/11/2025	Advanced	Signed into law by the Governor March 13, 2025.
LB 240	Jacobson	Change certain notice provisions under the Community Development Law	1/28/2025	Advanced	Signed into law with Emergency Clause by the Governor March 11, 2025.
LB 286	Urban Affairs Committee	Change provisions relating to application deadlines under the Nebraska Innovation Hub Act and the Nebraska Rural Projects Act	1/28/2025	Advanced	Signed into law by the Governor March 17, 2025.
LB 287	Urban Affairs Committee	Provide for regulation of housing authorities by ordinance, change provisions relating to sanitary and improvement districts, and provide requirements relating to bed bugs under the Nebraska Housing Agency Act	2/11/2025	Advanced out of Committee with AM 608. AM 990, AM 961, and AM 1000 adopted on Select File	Returned by Governor without approval on May 20, 2025. Failed to become law notwithstanding the objections of the Governor 24-24-1.
LB 288	Urban Affairs Committee	Change provisions of the Property Assessed Clean Energy Act, the Community Development Law, the Nebraska Affordable Housing Act, and the Middle Income Workforce Housing Investment Act	2/4/2025	Advanced out of Committee with AM 733. AM 968, AM 1052 and AM 1074 adopted on General File. AM 1181 adopted on Select File.	Signed into law by the Governor May 30, 2025.
LB 289	Urban Affairs Committee	Change provisions relating to cities, villages, and boards of adjustment and redefine qualifying business under the Local Option Municipal	1/28/2025	Advanced. AM 309 adopted on Select File.	Signed into law by the Governor March 17, 2025

		Economic Development Act			
LB 290	Urban Affairs Committee	Change provisions relating to grant funding for a business park under the Economic Recovery Act	1/28/2025	Advanced	Signed into law by the Governor May 30, 2025.
LB 291	Urban Affairs Committee	Adopt the Aid to Municipalities Act	2/4/2025	Held	In Committee
LB 292	Urban Affairs Committee	Provide for a grant to study prefabricated housing	2/4/2025	Amended into the budget	Signed into law
LB321	Sanders	Change provisions relating to the board of trustees for sanitary and improvement districts	2/25/2025	Amended into LB 287.	Vetoed
LB 324	Moser	Change protest procedures relating to creation of a proposed business improvement district or modification of an existing business improvement district under the Business Improvement District Act	2/4/2025	Held	In Committee
LB 441	Spivey	Authorize virtual inspections for certain building permits and require certain inspection records be made available to the public under the Building Construction Act	2/4/2025	Advanced out of Committee with AM 427, FA 924, and AM 1738 adopted on General File. FA 965, AM 1897 adopted on Select File.	Signed into law by the Governor February 24, 2026.
LB 447	Cavanaugh, J.	Provide certain requirements for redevelopment contracts under the Community Development Law	2/18/2025	Held	In Committee
LB 450	Fredrickson	Change provisions relating to the Property Assessed Clean Energy Act	2/11/2025	Amended into LB 288.	Signed into law.
LB514	Urban Affairs Committee	Provide powers for cities of the metropolitan class to regulate housing authorities by ordinance	2/11/2025	Amended into LB 287.	Vetoed.
LB 520	Juarez	Provide requirements for bed and breakfast establishments regarding food, beverages, and fire safety	2/18/2025	Held	In Committee
LB531	Kauth	Provide an exception to the requirement that buildings	2/18/2025	Advanced out of committee with	Signed into law.

		constructed with state funds comply with the 2018 International Energy Conservation Code		AM 397. Amended into LB 288.	
LB 611	Urban Affairs Committee	Adopt updates to building and energy codes	2/18/2025	Held	In Committee
LB 614	Andersen	Provide for exemptions from regulatory authority of cities of the first and second class and villages for certain farm buildings	2/25/2025	Advanced.	Signed into law by the Governor May 21, 2025.
LB 626	Dover	Authorize redevelopment projects involving affordable housing under the Community Development Law	2/25/2025	Amended into LB 288	Signed into law
LB 702	McKinney	Adopt the Neighborhood Empowerment Act	2/25/2025	Held	In Committee
LB 726	Quick	Update references to the National Electrical Code in the State Electrical Act	1/20/2026	Held	In Committee
LB 797	Urban Affairs Committee	Increase minimum bidding amount requirements for certain cities and villages	1/27/2026	Advanced	Signed into law by the Governor April 14, 2026.
LB 798	Urban Affairs Committee	Change provisions relating to the composition of the planning commission of a city of the second class or village and allow a city of the second class to elect council members by ward	1/20/2026	Advanced	Signed into law by the Governor April 14, 2026
LB 799	Urban Affairs Committee	Adopt the Service Contract Reporting Act	2/10/2026	Amended into LB 1135	Signed into law.
LB 800	Urban Affairs Committee	Adopt updates to building and energy codes	1/20/2026	Held	In Committee
LB 801	Urban Affairs Committee	Adopt updates to building and energy codes	1/20/2026	Held	In Committee
LB 811	Dover	Change provisions relating to the municipalities that are authorized to form their own land banks under the Nebraska Municipal Land Bank Act	2/10/2026	Advanced out of Committee with AM 2321. Amended into LB 1135.	Signed into law.
LB 839	Rountree	Change reporting requirements under the Municipal Density and Missing Middle Housing Act and provide requirements for projects	1/27/2026	Advanced out of Committee with AM 1865, FA 1133, FA 1139, FA 1134, FA 1135, FA 1136	Returned by Governor without approval on April 16, 2026. Failed to become law notwithstanding

		under the Nebraska Affordable Housing Act		adopted on Select File	the objections of the Governor 19-28-2.
LB 840	Rountree	Provide requirements for multifamily housing projects under the Nebraska Affordable Housing Act	1/27/2026	Advanced out of Committee with AM 1925. Amended into LB 839	Vetoed
LB 842	Rountree	Authorize certain municipal contracts and agreements relating to parking facilities	1/27/2026	Advanced. Amended into LB 1135	Signed into law
LB 850	Cavanaugh, J.	Authorize the use of economic development programs for certain construction or rehabilitation of housing in cities of the metropolitan class and cities of the primary class under the Local Option Municipal Economic Development Act	1/27/2026	Advanced. Amended into LB 1114.	Signed into law
LB 915	Lippincott	Change the number of authorized inland port districts under the Municipal Inland Port Authority Act	2/17/2026	Amended into LB 1114.	Signed into law
LB 976	Andersen	Change provisions relating to sanitary and improvement districts	2/17/2026	Amended into LB 1114	Signed into law
LB 981	Urban Affairs Committee	Provide powers to cities of the metropolitan class to regulate housing authorities and change provisions of the Nebraska Housing Agency Act	2/3/2026	Amended into LB 1114	Signed into law
LB 988	Meyer, G.	Change provisions of the Community Development Law	2/17/2026	Held	In Committee
LB 1041	Rountree	Provide requirements for cities, villages, and counties relating to accessory dwelling units	2/3/2026	Advanced out of Committee with AM 2172. Amended into LB 839	Vetoed
LB 1045	McKinney	Adopt the Nebraska Public Housing Preservation Trust Act	2/3/2026	Held	In Committee
LB 1113	Urban Affairs Committee	Change provisions relating to certain notices under the	2/17/2026	Held	In Committee

		Community Development Law			
LB 1114	Urban Affairs Committee	Adopt the Community Improvement District Act and the New Taxpayer Recruitment Grant Act, authorize community improvement districts to levy property taxes, and change provisions related to the Community Development Law, the Municipal Inland Port Authority Act, extraterritorial jurisdiction, sanitary and improvement districts, housing authorities, housing agencies, the Nebraska Housing Agency Act, and the Local Option Municipal Economic Development Act	2/10/2026	Advanced out of Committee with AM 2360. AM 2633, AM 2493, AM 2360 adopted on General File. AM 3082, FA 1178, AM 2838, and AM 2913 adopted on Select File	Signed into law by the Governor April 16, 2026
LB 1129	Dover	Change provisions of the Community Development Law	2/24/2026	Advanced. Amended into LB 1114	Signed into law
LB 1130	Jacobson	Adopt the Community Improvement District Act	2/3/2026	Amended into LB 1114	Signed into law
LB 1134	Kauth	Change and provide limitations on updates to state and local building codes, electrical codes, and energy codes	2/24/2026	Held	In Committee
LB 1135	Urban Affairs Committee	Adopt the Service Contract Reporting Act, authorize municipalities to contract regarding parking facilities, change provisions of the Community Development Law, the Nebraska Municipal Land Bank Act, and the Property Assessed Clean Energy Act, and provide for the sale of certain waterworks, sewer systems, and water systems to Indian tribes	2/10/2026	Advanced out of Committee with AM 2460. AM 2695, and AM 2460 on General File. FA 1148, AM 2821, AM 2862, AM 2993, and AM 3059 adopted on Select File.	Signed into law by the Governor on April 14, 2026.
LB 1163	Fredrickson	Change provisions relating to the Property Assessed Clean Energy Act	2/3/2026	Amended into LB 1135	Signed into law

LB 1168	Wordekemper	Authorize the issuance of conduit revenue bonds under the Community Development Law	2/24/2026	Amended into LB 1135	Signed into law
LB 1214	McKinney	Create a pilot program for neighborhood data collaboratives	2/10/2026	Held	In Committee
LB 1227	Andersen	Change provisions relating to local energy codes and local electrical codes	2/24/2026	Held	In Committee
LB 1250	Guereca	Authorize certain cities and villages to sell waterworks, sewer systems, and water systems	2/24/2026	Amended into LB 1135	Signed into law
LR 312CA	Clouse	Constitutional amendment to authorize cities and villages to incur indebtedness for residential development projects and pledge taxes for such indebtedness and to change provisions relating to redevelopment projects	2/17/2026	Held	In Committee