2019 End of Session Report

To date in 2019, more than 790 bills were introduced in Nebraska, and more than 80 bills have already been enacted. In March, two bills passed impacting community associations. Below is a brief list of highlights from the 2019 General Assembly:

Bills that Passed

- **Short-term rentals (LB 57)** – Effective September 6, prohibits municipalities (cities or villages) from creating ordinances or other regulations that prohibit the use of a property as a short-term rental. This law will not apply to the regulations of a private entity, including a homeowners association organized under the Condominium Property Act or the Nebraska Condominium Act. The bill was approved by the Governor on March 7, 2019.

- **Nebraska Condominium Act amendments (LB 42)** – Effective September 6, the association of co-owners and board of administrators, or other administrative body governing the condominium, is responsible for maintenance, repair, and replacement of the common elements. Each co-owner of an apartment is responsible for maintenance, repair, and replacement of such co-owner's apartment. Also, the association of co-owners and board of administrators, or other administrative body governing the condominium property regime, and its common elements, shall file with the register of deeds of the county in which the condominium is located a condominium statement listing the name of such board or other administrative body and the names and addresses of the current officers of such board or other administrative body. Such filing shall be made every year on or before December 31. The receipt of any legal notice by or service of process on such officer personally or at such officer’s filed address shall constitute notice to the board or other administrative body administering the condominium and its common elements. If the board or other administrative body fails to make the filing required by this subsection, the posting of the legal notice or process at the entrance, main office, or other prominent location in the common area of the condominium shall constitute notice to the board or other administrative body until such filing is made. The bill was approved by the Governor March 7, 2019.

For more information on the CAI’s activities and community association legislation in Nebraska, visit [www.caionline.org/NELaws](http://www.caionline.org/NELaws).

Your Assistance is Needed

To help fund CAI advocacy activities in 2019 and beyond, donations are vital to our continued successes. We encourage donations from Nebraska community associations and individuals. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to CAI’s “Issues Advancement Fund” to support our continued efforts.

Nebraska Contact Information

- To find the chapter nearest you, please call (888) 224-4321