



2025 CAI Nebraska Legislative Session Report

CAI's members, partners, and staff actively advocated on behalf of [approximately 107,000 Nebraskans living in 42,400 homes in nearly 2,000 community associations across the Cornhusker State](#) during the 2025 state legislative session. The legislative session began on January 8, and adjourned on June 9, 2025. Below is a brief overview from the 2025 Nebraska State Legislature:

LB 360 - PROVIDE RESTRICTIONS ON THE REGULATION OF POLITICAL SIGNS BY HOMEOWNERS ASSOCIATIONS

CAI worked to amend this bill, which would have created new rules for associations to follow regarding the placement of political signs by homeowners, while preserving the right of associations to limit the number of signs and prohibit signs in limited situations. Situations where a sign may be prohibited include obstructions to traffic signs, containing profanity, and is larger than 4x6 feet.

CAI sent in testimony requesting that the bill be amended to be less prescriptive and more in line with the intent of allowing community associations to create reasonable rules and restrictions which best fit their own situation. An online advocacy campaign asking that the Judiciary Committee consider CAI's amendments went out to advocates across the state, and saw 32 messages sent to legislators.

Status: Successfully DIED in Committee.

LB 137 - PROHIBIT CERTAIN RESTRICTIONS ON SOLAR ENERGY DEVICES AND POLLINATOR GARDENS AND PROVIDE A CAUSE OF ACTION

This bill would have prohibited associations from placing any restrictions on the installation of solar energy devices or pollinator gardens on an owner's property, charging a fee for the installation of a wind or solar device, and would have given homeowners a civil cause of action in cases where an association violated the bill.

CAI **opposed** this bill as introduced, and sent in testimony requesting that language be added to allow for reasonable rules and restrictions, allow associations to charge normal application fees, and expressly prohibit the installation of solar devices or pollinator gardens in common areas without the authorization of the association. An online advocacy campaign asking that the Judiciary Committee consider CAI's amendments went out to advocates across the state, and saw 32 messages sent to legislators.

Status: Successfully DIED in Committee.

Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

NOT A CAI MEMBER? BECOME A MEMBER TODAY!

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners' associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

[Join today!](#)

GET INVOLVED IN NEBRASKA CAI ADVOCACY EFFORTS!

Track NE Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Nebraska. To support their efforts, visit caionline.org/lacdonate and select "Issues Advancement Fund."

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

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