



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 2026 state legislative session.

Legislative Overview

The Nebraska Legislature convened on January 7, and adjourned on April 17, 2026. With 49 Senators, the Nebraska legislature is not only the smallest state legislature in the country but also the only unicameral legislature. A unicameral legislature is a single house legislature, replacing the traditional House/Senate system. The unicameral body operates on a biennium cycle, meaning that legislation that was not passed in an odd-numbered year is carried over to an even-numbered year for further consideration by the body.

In Nebraska, bills are introduced within the first ten days of session. Committees then hold public hearings to advance, amend, or postpone a bill before potential legislation sees three additional rounds of debate before the entire body. Bills undergo these three public debates on the Floor: General File, Select File, and Final Reading. If a bill receives a simple majority vote on Final Reading, it is sent to the Governor who has five days (excluding Sundays) to sign or veto a bill. If no action is taken, it automatically becomes law.

Below is a brief overview from the 2026 Nebraska State Legislature:

CAI SUPPORTED THE BELOW BILL

CAI supports legislation that aligns with [CAI's public policy positions](#), or which otherwise work to the benefit of the community association industry in a state.

[LB 1251 Change provisions relating to liens of homeowners' associations and unit owners associations](#)

This bill would have set a 5-year limit on association liens, and clarified what expenses could be used to calculate attorney's fees. The bill also would have affirmed an association's ability to file a lien on fees beyond late assessments.

CAI submitted testimony in support of this bill, as it created both necessary clarifications for existing lien procedures and attorney fee calculations, as well as lien filing authority.

Status: Unsuccessfully DIED in legislature.

CAI OPPOSED THE BELOW BILLS

CAI opposes legislation that is at odds with [CAI's public policy positions](#). If CAI believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

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

Since it's introduction in 2025, CAI worked to amend this bill which would have created new rules for associations regarding the placement of political signs. The bill would have preserved the right of associations to limit the number of signs and to 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's 2025 testimony requested the bill be amended to allow community associations to create reasonable rules and restrictions which best fit their own situation.

Status: Successfully DIED in Committee.

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

Also introduced in 2025, 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. The bill would have required a fee for the installation of a wind or solar device, as well as would have given homeowners a civil cause of action in cases where an association violated the bill.

CAI **opposed** this bill as introduced and submitted testimony in 2025. CAI requested amendments that would have allowed for reasonable rules and restrictions, allowed associations to charge normal application fees, and expressly prohibited the installation of solar devices or pollinator gardens in common areas without the authorization of the association.

Status: Successfully DIED in Committee.

Get Involved in CAI's Advocacy Work!

In addition to strong and effective advocacy work in Lincoln, CAI provides information, resources, education programs and best practices designed to help you and your communities thrive.

Community Associations Institute (CAI) | www.caionline.org
Contact Information – Call CAI at (888) 224-4321 to find the chapter nearest you.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open a world of opportunities for professional growth, networking and industry knowledge.

[Learn more and join today!](#)

<p>Track NE Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>CAI NE Legislative Resources and Contact Information Nebraska Legislative Resources CAI Advocacy Community Associations Institute - (888) 224-4321 - government@caionline.org CAI Heartland Chapter - (314) 423-8859 - ced@caiheartland.com</p>
<p>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. Learn More & Donate Today by Selecting “Issues Advancement Fund.”</p>	



Review CAI's Public Policy Positions



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!



www.caionline.org/Ambassadors