



## 2024 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 2024 state legislative session. The legislative session began on January 1, and adjourned on March 18, 2024. Below is a brief overview from the 2024 Nebraska State Legislature:

### [LB 1119 Provide restrictions on regulation by homeowner's associations and similar associations of solar energy and wind energy devices and provide for a civil cause of action](#)

This bill would have prohibited associations from placing any restrictions on the installation of solar and wind energy devices 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 was **opposed** to 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 or wind devices in common areas without the authorization of the association. A call-to-action campaign went out, and saw 40 messages sent to legislators.

**Status: Successfully DIED in Committee.**

### [LB 886- Provide restrictions on the regulation of political signs by homeowners associations](#)

This bill 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 so as 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. A call-to-action campaign went out and saw 56 messages sent to legislators.

**Status: DIED in Committee.**

### [LB 914 Adopt the Uniform Unlawful Restrictions in Land Records Act](#)

This bill would have adopted the Uniform Law Commission's model legislative language, which CAI supports, and created an expedited process for the removal of discriminatory restrictive covenants from community association governing documents.

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

CAI supported this bill and sent in testimony.

**Status: Unsuccessfully DIED in Legislature.**

**[LB 1409 Change provisions relating to the Nebraska Condominium Act](#)**

This bill would have added a new requirement to allow for a mortgagee to be notified to vote on governing document amendments. CAI monitored this bill.

**Status: DIED in Committee.**

<b>GET INVOLVED IN NEBRASKA CAI ADVOCACY EFFORTS!</b>		
<b>Track NE Legislation</b> 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 <a href="#">here</a> .	<b>Support and Donate Today</b> 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 <a href="http://caionline.org/lacdonate">caionline.org/lacdonate</a> and select "Issues Advancement Fund."	<b>Help Shape Future Legislation</b> Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so <a href="#">sign up now</a> to make your mark!

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