

# Nebraska

## Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026  
enCompliance.com

### ■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Nebraska. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

#### ■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

## ■ Table of Contents

- [1. Core Lease Requirements](#) (7 rules)
- [2. Disclosures & Notices](#) (7 rules)
- [3. Entry & Access](#) (5 rules)
- [4. Eviction Procedures](#) (8 rules)
- [5. Fair Housing & Discrimination](#) (7 rules)
- [6. Financial Terms](#) (8 rules)
- [7. Habitability & Repairs](#) (9 rules)
- [8. Local Ordinances](#) (6 rules)
- [9. Property Management Licensing](#) (5 rules)
- [10. Property-Specific Rules](#) (7 rules)
- [11. Reporting & Documentation](#) (6 rules)
- [12. Retaliation & Harassment](#) (4 rules)
- [13. Security Deposits](#) (10 rules)
- [14. Special Property Types](#) (6 rules)
- [15. Tenant Rights & Obligations](#) (8 rules)

# 1. CORE LEASE REQUIREMENTS

● 1. Lease Formation & Disclosures (NEB. REV. STAT. § 76-1417(1))

■ Legal Reference: [NEB. REV. STAT. § 76-1417\(1\)](#) (click to view statute)

● 2. Written Lease Requirements (NEB. REV. STAT. § 76-1414)

■ Legal Reference: [NEB. REV. STAT. § 76-1414](#) (click to view statute)

● 3. Lease Language Requirements (NEB. REV. STAT. § 76-1415)

■ Legal Reference: [NEB. REV. STAT. § 76-1415](#) (click to view statute)

● 4. Lease Addendums (Various NEB. REV. STAT. § 76 sections)

■ Legal Reference: [Various NEB. REV. STAT. § 76 sections](#) (click to view statute)

● 5. Lease Renewal (NEB. REV. STAT. § 76-1414(4))

■ Legal Reference: [NEB. REV. STAT. § 76-1414\(4\)](#) (click to view statute)

● 6. Lease Termination (NEB. REV. STAT. § 76-1437)

■ Legal Reference: [NEB. REV. STAT. § 76-1437](#) (click to view statute)

● 7. Early Termination (NEB. REV. STAT. § 76-1429, § 76-1425)

■ Legal Reference: [NEB. REV. STAT. § 76-1429, § 76-1425](#) (click to view statute)

# 2. DISCLOSURES & NOTICES

● 1. Lead-Based Paint Disclosure (Federal requirement (42 U.S.C. § 4852d))

■ Legal Reference: [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)

● 2. Authorized Agent Disclosure (NEB. REV. STAT. § 76-1417)

■ Legal Reference: [NEB. REV. STAT. § 76-1417](#) (click to view statute)

● 3. Mold Disclosure (No specific statute)

■ Legal Reference: *No specific statute*

● 4. Bed Bugs Disclosure (No specific statute)

■ Legal Reference: *No specific statute*

● 5. Flood Zone Disclosure (No specific statute)

■ Legal Reference: *No specific statute*

● **6. Smoking Policies (No specific statute)**

■ *Legal Reference: No specific statute*

● **7. Methamphetamine Contamination (No specific statute)**

■ *Legal Reference: No specific statute*

### 3. ENTRY & ACCESS

● **1. Landlord Entry Requirements (NEB. REV. STAT. § 76-1423(1)(3))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1423\(1\)\(3\)](#) (click to view statute)*

● **2. Emergency Entry (NEB. REV. STAT. § 76-1423(2))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1423\(2\)](#) (click to view statute)*

● **3. Entry During Extended Absence (NEB. REV. STAT. § 76-1432(2))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1432\(2\)](#) (click to view statute)*

● **4. Entry by Court Order (NEB. REV. STAT. § 76-1423(4))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1423\(4\)](#) (click to view statute)*

● **5. Tenant Remedies for Improper Entry (NEB. REV. STAT. § 76-1438)**

■ *Legal Reference: [NEB. REV. STAT. § 76-1438](#) (click to view statute)*

### 4. EVICTION PROCEDURES

● **1. Eviction for Nonpayment of Rent (NEB. REV. STAT. § 76-1431(2))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1431\(2\)](#) (click to view statute)*

● **2. Eviction for Lease Violations (NEB. REV. STAT. § 76-1431(1))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1431\(1\)](#) (click to view statute)*

● **3. Eviction for Illegal Activity (NEB. REV. STAT. § 76-1431(4))**

■ *Legal Reference: [NEB. REV. STAT. § 76-1431\(4\)](#) (click to view statute)*

● **4. Eviction Process (NEB. REV. STAT. § 76-1440 to 76-1447)**

■ *Legal Reference: [NEB. REV. STAT. § 76-1440 to 76-1447](#) (click to view statute)*

● **5. Self-Help Eviction Prohibited (NEB. REV. STAT. § 76-1436)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1436](#) (click to view statute)

● **6. Eviction Court Procedures (NEB. REV. STAT. § 76-1441 to 76-1447)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1441 to 76-1447](#) (click to view statute)

● **7. Tenant Defenses to Eviction (NEB. REV. STAT. § 76-1428)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1428](#) (click to view statute)

● **8. Attorney Fees in Eviction (NEB. REV. STAT. § 76-1415(1)(c))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1415\(1\)\(c\)](#) (click to view statute)

## 5. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act (Federal law (42 U.S.C. §§ 3601-3619))**

■ *Legal Reference:* [Federal law \(42 U.S.C. §§ 3601-3619\)](#) (click to view statute)

● **2. Nebraska Fair Housing Act (NEB. REV. STAT. § 20-301 to 20-344)**

■ *Legal Reference:* [NEB. REV. STAT. § 20-301 to 20-344](#) (click to view statute)

● **3. Disability Accommodations (Federal ADA and Fair Housing Act)**

■ *Legal Reference:* [Federal ADA and Fair Housing Act](#) (click to view statute)

● **4. Familial Status Protection (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **5. Source of Income Discrimination (No specific Nebraska statute)**

■ *Legal Reference:* [No specific Nebraska statute](#)

● **6. Criminal Background Screening (No specific statute; HUD guidance)**

■ *Legal Reference:* [No specific statute; HUD guidance](#)

● **7. Reasonable Accommodation Requests (Federal Fair Housing Act, ADA)**

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

## 6. FINANCIAL TERMS

● **1. Rent Amount & Payment (NEB. REV. STAT. § 76-1414(2)(3))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1414\(2\)\(3\)](#) (click to view statute)

● **2. Rent Increases** (No specific statute; general contract law)

■ *Legal Reference:* [No specific statute; general contract law](#)

● **3. Late Fees** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **4. NSF/Bounced Check Fees** (NEB. REV. STAT. § 28-611(5))

■ *Legal Reference:* [NEB. REV. STAT. § 28-611\(5\)](#) ([click to view statute](#))

● **5. Application Fees** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **6. Move-In Fees** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **7. Pet Fees & Deposits** (NEB. REV. STAT. § 76-1416(1))

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(1\)](#) ([click to view statute](#))

● **8. Utilities** (NEB. REV. STAT. § 76-1419(1)(f), § 76-1436)

■ *Legal Reference:* [NEB. REV. STAT. § 76-1419\(1\)\(f\), § 76-1436](#) ([click to view statute](#))

## 7. HABITABILITY & REPAIRS

● **1. Covenant of Habitability** (NEB. REV. STAT. § 76-1419(1))

■ *Legal Reference:* [NEB. REV. STAT. § 76-1419\(1\)](#) ([click to view statute](#))

● **2. Repair Timeline** (NEB. REV. STAT. § 76-1425)

■ *Legal Reference:* [NEB. REV. STAT. § 76-1425](#) ([click to view statute](#))

● **3. Tenant Repair Rights** (NEB. REV. STAT. § 76-1427)

■ *Legal Reference:* [NEB. REV. STAT. § 76-1427](#) ([click to view statute](#))

● **4. Landlord's Right to Repair** (NEB. REV. STAT. § 76-1419(2))

■ *Legal Reference:* [NEB. REV. STAT. § 76-1419\(2\)](#) ([click to view statute](#))

● **5. Tenant-Caused Damage** (NEB. REV. STAT. § 76-1421)

■ *Legal Reference:* [NEB. REV. STAT. § 76-1421](#) ([click to view statute](#))

● **6. Emergency Repairs** (NEB. REV. STAT. § 76-1423(2))

■ *Legal Reference:* [NEB. REV. STAT. § 76-1423\(2\)](#) (click to view statute)

● **7. Pest Control** (Implied under NEB. REV. STAT. § 76-1419)

■ *Legal Reference:* [Implied under NEB. REV. STAT. § 76-1419](#) (click to view statute)

● **8. Heating Requirements** (NEB. REV. STAT. § 76-1419(1)(f))

■ *Legal Reference:* [NEB. REV. STAT. § 76-1419\(1\)\(f\)](#) (click to view statute)

● **9. Lead-Based Paint Disclosure** (Federal requirement (42 U.S.C. § 4852d))

■ *Legal Reference:* [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)

## 8. LOCAL ORDINANCES

● **1. City-Specific Requirements** (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#) (click to view statute)

● **2. Rental Registration** (Local ordinances)

■ *Legal Reference:* [Local ordinances](#) (click to view statute)

● **3. Property Inspections** (Local housing codes, NEB. REV. STAT. § 76-1419)

■ *Legal Reference:* [Local housing codes, NEB. REV. STAT. § 76-1419](#) (click to view statute)

● **4. HOA Rules** (No specific statute)

■ *Legal Reference:* [No specific statute](#)

● **5. Condo Association Rules** (NEB. REV. STAT. § 76-801 to 76-894 (Nebraska Condominium Act))

■ *Legal Reference:* [NEB. REV. STAT. § 76-801 to 76-894 \(Nebraska Condominium Act\)](#) (click to view statute)

● **6. Zoning Compliance** (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

## 9. PROPERTY MANAGEMENT LICENSING

● **1. Property Manager License Requirements** (NEB. REV. STAT. § 81-885.01 to 81-885.33 (Real Estate License Act))

■ *Legal Reference:* [NEB. REV. STAT. § 81-885.01 to 81-885.33 \(Real Estate License Act\)](#) (click to view statute)

- 2. Continuing Education Requirements (NEB. REV. STAT. § 81-885.51, NREC regulations)

■ Legal Reference: [NEB. REV. STAT. § 81-885.51, NREC regulations](#) (click to view statute)

- 3. Errors & Omissions Insurance (NEB. REV. STAT. § 81-885.48, NREC regulations)

■ Legal Reference: [NEB. REV. STAT. § 81-885.48, NREC regulations](#) (click to view statute)

- 4. Trust Account Requirements (NREC regulations, Title 299 Chapter 5)

■ Legal Reference: [NREC regulations, Title 299 Chapter 5](#) (click to view statute)

- 5. Broker Supervision (NEB. REV. STAT. § 81-885.06, NREC regulations)

■ Legal Reference: [NEB. REV. STAT. § 81-885.06, NREC regulations](#) (click to view statute)

## 10. PROPERTY-SPECIFIC RULES

- 1. Rules and Regulations (NEB. REV. STAT. § 76-1422)

■ Legal Reference: [NEB. REV. STAT. § 76-1422](#) (click to view statute)

- 2. Pets Policies (NEB. REV. STAT. § 76-1416(1) (deposits))

■ Legal Reference: [NEB. REV. STAT. § 76-1416\(1\) \(deposits\)](#) (click to view statute)

- 3. Parking Rules (No specific statute)

■ Legal Reference: *No specific statute*

- 4. Common Area Use (NEB. REV. STAT. § 76-1419(1)(c))

■ Legal Reference: [NEB. REV. STAT. § 76-1419\(1\)\(c\)](#) (click to view statute)

- 5. Satellite Dishes/Antennas (Federal FCC regulations)

■ Legal Reference: [Federal FCC regulations](#) (click to view statute)

- 6. Lease Copy Requirements (No specific statute)

■ Legal Reference: *No specific statute*

- 7. Deceased Tenant (NEB. REV. STAT. § 76-1414(7)-(10))

■ Legal Reference: [NEB. REV. STAT. § 76-1414\(7\)-\(10\)](#) (click to view statute)

## 11. REPORTING & DOCUMENTATION

- 1. Record Retention (NREC regulations, general business practice)

■ *Legal Reference:* [NREC regulations, general business practice](#) (click to view statute)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **3. Maintenance Logs (General business practice, NEB. REV. STAT. § 76-1419)**

■ *Legal Reference:* [General business practice, NEB. REV. STAT. § 76-1419](#) (click to view statute)

● **4. Inspection Reports (Best business practice)**

■ *Legal Reference:* [Best business practice](#)

● **5. Lead Paint Records (Federal requirement (42 U.S.C. § 4852d))**

■ *Legal Reference:* [Federal requirement \(42 U.S.C. § 4852d\)](#) (click to view statute)

● **6. Fair Housing Records (Best business practice)**

■ *Legal Reference:* [Best business practice](#)

## 12. RETALIATION & HARASSMENT

● **1. Retaliatory Eviction Prohibited (NEB. REV. STAT. § 76-1439)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1439](#) (click to view statute)

● **2. Retaliation Timeline (NEB. REV. STAT. § 76-1439)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1439](#) (click to view statute)

● **3. Harassment Prohibited (Implied under NEB. REV. STAT. § 76-1419, § 76-1423)**

■ *Legal Reference:* [Implied under NEB. REV. STAT. § 76-1419, § 76-1423](#) (click to view statute)

● **4. Unlawful Ouster (NEB. REV. STAT. § 76-1430)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1430](#) (click to view statute)

## 13. SECURITY DEPOSITS

● **1. Security Deposit Limits (NEB. REV. STAT. § 76-1416(1))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(1\)](#) (click to view statute)

● **2. Security Deposit Storage (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **3. Security Deposit Return (NEB. REV. STAT. § 76-1416(2))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(2\)](#) (click to view statute)

● **4. Allowable Deductions (NEB. REV. STAT. § 76-1416(2))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(2\)](#) (click to view statute)

● **5. Itemization Requirements (NEB. REV. STAT. § 76-1416(2))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(2\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (NEB. REV. STAT. § 76-1416(3))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(3\)](#) (click to view statute)

● **7. Deposit Upon Property Sale (NEB. REV. STAT. § 76-1416(5))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1416\(5\)](#) (click to view statute)

● **8. Move-In/Move-Out Inspections (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **9. Deposit Used as Last Month's Rent (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **10. Interest on Deposits (No specific statute)**

■ *Legal Reference:* *No specific statute*

## 14. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks (NEB. REV. STAT. § 76-1450 to 76-14,111)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1450 to 76-14,111](#) (click to view statute)

● **2. Subsidized Housing (Federal HUD regulations, § 76-1408(7))**

■ *Legal Reference:* [Federal HUD regulations, § 76-1408\(7\)](#) (click to view statute)

● **3. Student Housing (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **4. Senior Housing (Federal Fair Housing Act (55+ or 62+ exemption))**

■ *Legal Reference:* [Federal Fair Housing Act \(55+ or 62+ exemption\)](#) (click to view statute)

● **5. Short-Term Rentals (No specific state statute)**

■ *Legal Reference:* [No specific state statute \(click to view statute\)](#)

● **6. Commercial Property (NEB. REV. STAT. § 76-1408(1))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1408\(1\) \(click to view statute\)](#)

## 15. TENANT RIGHTS & OBLIGATIONS

● **1. Tenant Duties (NEB. REV. STAT. § 76-1421)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1421 \(click to view statute\)](#)

● **2. Tenant's Right to Quiet Enjoyment (Implied under NEB. REV. STAT. § 76-1419)**

■ *Legal Reference:* [Implied under NEB. REV. STAT. § 76-1419 \(click to view statute\)](#)

● **3. Subletting & Assignment (NEB. REV. STAT. § 76-1418)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1418 \(click to view statute\)](#)

● **4. Rent Withholding (NEB. REV. STAT. § 76-1427)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1427 \(click to view statute\)](#)

● **5. Abandonment (NEB. REV. STAT. § 76-1432)**

■ *Legal Reference:* [NEB. REV. STAT. § 76-1432 \(click to view statute\)](#)

● **6. Guest Policies (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **7. Occupancy Limits (Local building and housing codes)**

■ *Legal Reference:* [Local building and housing codes \(click to view statute\)](#)

● **8. Alterations by Tenant (Implied under NEB. REV. STAT. § 76-1421)**

■ *Legal Reference:* [Implied under NEB. REV. STAT. § 76-1421 \(click to view statute\)](#)

**Severity Indicators:**

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

---

## ■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

**Note:** The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

● **2. Rental Registration (Local ordinances)**

■ *Legal Reference:* [Local ordinances](#)

● **3. Property Inspections (Local housing codes, NEB. REV. STAT. § 76-1419)**

■ *Legal Reference:* [Local housing codes, NEB. REV. STAT. § 76-1419](#)

● **4. HOA Rules (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **5. Condo Association Rules (NEB. REV. STAT. § 76-801 to 76-894 (Nebraska Condominium Act))**

■ *Legal Reference:* [NEB. REV. STAT. § 76-801 to 76-894 \(Nebraska Condominium Act\)](#)

● **6. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

**For the most current information, always consult official state sources.**

■ Visit **enCompliance.com** for:

- Automated document compliance analysis
- Real-time regulatory change monitoring
- State-specific compliance alerts

■ Questions or need legal review? Contact: **[support@enCompliance.com](mailto:support@enCompliance.com)**

*Document ID: NE-COMP-20261001*