

Nebraska Judicial Branch

The Nebraska Eviction Proceedings
Bi-Annual Data Report

With Addendum



Reporting Period:

Jan 1, 2024 to
Jun 30, 2024

In accordance with Nebraska Statute § 24-232



The Nebraska Eviction Proceedings Bi-Annual Data Report

Reporting time frame of note: Jan 1, 2024 and Jun 30, 2024

This report meets the requirements of Nebraska Statute § 24-232 (2021). This report is compiled by the Research and Data team in the Operations Division of the Administrative Office of the Courts and Probation (AOCB). The report contains statistics on the number of eviction proceedings initiated during the reporting time frame, the number of tenants represented by counsel, landlords represented by counsel, number of order granting restitution of the premises entered by default, the number of orders granting restitution of the premises entered. Data included has been entered into the JUSTICE case management system by clerks based on the judge's interpretation of the statute. Data included has been validated and includes all data described below. An overview of what is included can be found at the start of each section.

24-232 (1) (a) The number of eviction proceedings initiated: This section of the report displays the total unique court cases filed between the noted dates with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam. This is done to capture any type of eviction proceeding that may be filed with the court.

24-232 (1) (b) The number of tenants represented by counsel: This section displays the total number of tenants associated with cases closed between the noted dates that were represented by counsel throughout the entire case as well as those cases with limited scope representation with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam.

24-232(1)(c) The number of landlords represented by counsel: This section displays the total number of landlords associated with cases closed between the noted dates that were represented by counsel throughout the entire case as well as those cases with limited scope representation with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam.

24-232 (1) (d) The number of orders granting restitution of the premises entered by default: Data for this section displays the total of unique court cases closed between the noted dates with a judgment code of Restitution of Premises. This is done to capture any type of eviction proceeding that has a judgment date with the court. Finally, all cases must have been closed by the court as a "Default - Uncontested/Default." This is done under the direction of the judge and their interpretation of the statute.

24-232 (1) (e) The number of orders granting restitution of the premises entered, broken down by the specific statutory authority under which possession was sought: This section shows the total unique court cases closed between the noted dates with a judgment code of Restitution of Premises. This is done to capture any type of eviction proceeding that has a judgment date with the court.



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Eviction Proceedings Bi-Annual Data Report

24-232 (1) (a) The number of eviction proceedings initiated

Between Jan 1, 2024 and Jun 30, 2024

The following data displays the total unique court cases filed between the noted dates with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam. This is done to capture any type of eviction proceeding that may be filed with the court.

County	2024
Adams	30
Antelope	2
Boone	2
Box Butte	20
Buffalo	117
Burt	7
Cass	26
Cedar	6
Chase	2
Cherry	1
Cheyenne	7
Colfax	2
Cuming	5
Custer	5
Dakota	68
Dawes	2
Dawson	18
Dixon	1
Dodge	58
Douglas	2,339
Fillmore	4
Franklin	1
Frontier	1
Furnas	1



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County	2024
Gage	6
Gosper	1
Hall	143
Hamilton	5
Holt	1
Howard	3
Jefferson	3
Johnson	2
Kearney	5
Keith	4
Kimball	2
Knox	3
Lancaster	1,115
Lincoln	82
Madison	27
Merrick	1
Morrill	1
Nemaha	3
Otoe	11
Phelps	1
Platte	22
Polk	1
Red Willow	14
Richardson	4



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County	2024
Saline	4
Sarpy	364
Saunders	10
Scotts Bluff	60
Seward	6
Stanton	3
Thayer	4
Thurston	2
Washington	16
Wayne	4
Webster	2
York	8
Total	4,668



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24-232 (1) (b) The number of tenants represented by counsel

Between Jan 1, 2024 and Jun 30, 2024

The following data displays the total unique court cases when a tenant hires counsel in a limited capacity or throughout the entire life of their case and was filed between the noted dates with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam. The first column of the table is the name of the county, the second column (Cases with LRA) illustrates instances with limited scope representation for cases when an attorney was asked to work the case on a limited basis. The third column (Represented by Counsel) encompasses cases where legal representation was consistently maintained throughout the entire duration of the case. The final column (total) is the sum of the Limited Representation Appearance and the Represented by Counsel for each county.

County	2024		Total
	Cases with LRA	Represented by Counsel	
Buffalo		8	8
Burt		1	1
Dakota		2	2
Dawes		1	1
Dawson		1	1
Dodge		1	1
Douglas	420	409	829
Fillmore		1	1
Gage		3	3
Hall		10	10
Knox		1	1
Lancaster	774	13	787
Lincoln		18	18
Nance		1	1
Otoe		2	2
Sarpy		72	72
Scotts Bluff		1	1
Seward	2	3	5
Total	1,196	548	1,744



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24-232 (1) (c) The number of landlords represented by counsel

Between Jan 1, 2024 and Jun 30, 2024

The following data displays the total unique court cases when a landlord hires counsel in a limited capacity or throughout the entire life of their case and was filed between the noted dates with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam. The first column of the table is the name of the county, the second column (Cases with LRA) illustrates instances with limited scope representation for cases when an attorney was asked to work the case on a limited basis. The third column (Represented by Counsel) encompasses cases where legal representation was consistently maintained throughout the entire duration of the case. The final column (total) is the sum of the Limited Representation Appearance and the Represented by Counsel for each county.

County	2024		Total
	Cases with LRA	Represented by Counsel	
Adams		15	15
Antelope		2	2
Boone		3	3
Box Butte		23	23
Buffalo		115	115
Burt		4	4
Cass		15	15
Cedar		6	6
Chase		4	4
Cherry		3	3
Cheyenne		7	7
Clay		1	1
Colfax		4	4
Cuming		2	2
Custer		5	5
Dakota		63	63
Dawes		7	7
Dawson		18	18
Dixon		2	2
Dodge		57	57



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24-232 (1) (c) The number of landlords represented by counsel

Between Jan 1, 2024 and Jun 30, 2024

The following data displays the total unique court cases when a landlord hires counsel in a limited capacity or throughout the entire life of their case and was filed between the noted dates with subtypes of: Chapter 25 - Forcible Entry & Detain - Dam, Chapter 25 - Forcible Entry & Detainer, Chapter 76 - Uniform Mobile Home LLTA, Chapter 76 - Uniforma Mobile Home LLTA-Dam, Chapter 76 - Uniform Residential LLTA, Chapter 76 - Uniform Residential LLTA -Dam. The first column of the table is the name of the county, the second column (Cases with LRA) illustrates instances with limited scope representation for cases when an attorney was asked to work the case on a limited basis. The third column (Represented by Counsel) encompasses cases where legal representation was consistently maintained throughout the entire duration of the case. The final column (total) is the sum of the Limited Representation Appearance and the Represented by Counsel for each county.

County	2024		Total
	Cases with LRA	Represented by Counsel	
Douglas	260	2,279	2,539
Fillmore		4	4
Frontier		1	1
Furnas		1	1
Gage		22	22
Hall		136	136
Hamilton		6	6
Holt		3	3
Howard		1	1
Jefferson		4	4
Johnson		1	1
Kearney		4	4
Keith		5	5
Kimball		2	2
Knox		2	2
Lancaster	475	1,359	1,834
Lincoln		87	87
Madison		23	23
Merrick		1	1
Morrill		3	3



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24-232 (1) (c) The number of landlords represented by counsel

Between Jan 1, 2024 and Jun 30, 2024

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County	2024		Total
	Cases with LRA	Represented by Counsel	
Nance		1	1
Nemaha		3	3
Otoe		19	19
Phelps		1	1
Pierce		3	3
Platte		27	27
Polk		3	3
Red Willow		6	6
Richardson		4	4
Saline		6	6
Sarpy		365	365
Saunders		10	10
Scotts Bluff		75	75
Seward	1	18	19
Stanton		3	3
Thayer		5	5
Thurston		2	2
Washington		17	17
Wayne		2	2
Webster		1	1



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24-232 (1) (c) The number of landlords represented by counsel

Between Jan 1, 2024 and Jun 30, 2024

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County	2024		Total
	Cases with LRA	Represented by Counsel	
York		7	7
Total	736	4,878	5,614



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Eviction Proceedings Bi-Annual Data Report

Original:24-232 (1) (d) The number of orders granting restitution of the premises entered by default

See Addendum

The following data displays the total of unique court cases closed between the noted dates. Additionally, these cases have a judgment code of "PREM" which stands for Restitution of Premises. This is done to capture any type of eviction proceeding that has a judgment date with the court. Finally, all cases must have been closed by "Default - Uncontested/Default." This is done under the direction of the judge and their interpretation of the statute.

County	2024
Box Butte	10
Buffalo	43
Burt	1
Chase	1
Cheyenne	1
Colfax	1
Custer	1
Dakota	6
Dodge	1
Douglas	669
Frontier	1
Furnas	1
Gage	2
Hall	38
Hamilton	1
Jefferson	3
Kimball	1
Lancaster	118
Lincoln	2
Madison	4
Nemaha	1
Otoe	3
Platte	1
Polk	1



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County	2024
Red Willow	1
Richardson	1
Saunders	2
Scotts Bluff	10
Seward	1
Thayer	2
Washington	1
Wayne	1
Webster	1
York	1
Total	932



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24-232 (1) (e) The number of orders granting restitution of the premises entered, broken down by the specific statutory authority under which possession was sought

Between Jan 1, 2024 and Jun 30, 2024

The following data displays the total of unique court cases closed between the noted dates. Additionally, these cases have a judgment code of "PREM" which stands for Restitution of Premises. This is done to capture any type of eviction proceeding that has a judgment date with the court.

County	2024						Total
	Chapter 25-Forcible Entry & Detain-Dam	Chapter 25-Forcible Entry & Detainer	Chapter 76-Uniform Mobile Home LLTA	Chapter 76-Uniform Mobile Home LLTA-Dam	Chapter 76-Uniform Residential LLTA	Chapter 76-Uniform Residential LLTA-Dam	
Adams	2				7		9
Boone						1	1
Box Butte	7				4	4	15
Buffalo	9	4			19	12	44
Burt		1					1
Cass		3		1	8	2	14
Cedar		1			1		2
Chase		1			1		2
Cheyenne	1		1			1	3
Colfax		1			1		2
Custer						1	1
Dakota	11	13			2		26
Dawes	2	2			1		5
Dawson	6	4				4	14
Dixon					1		1
Dodge	8	13			11		32
Douglas	10	116	16	3	1,116	242	1,503
Fillmore					3		3
Frontier		1					1
Furnas	1						1
Gage	1	1			2	9	13
Hall	29	23	1	1	13	2	69
Hamilton	1				1		2
Holt		1					1
Howard		1					1
Jefferson					1	3	4



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County	2024						Total
	Chapter 25-Forcible Entry & Detain-Dam	Chapter 25-Forcible Entry & Detainer	Chapter 76-Uniform Mobile Home LLTA	Chapter 76-Uniform Mobile Home LLTA-Dam	Chapter 76-Uniform Residential LLTA	Chapter 76-Uniform Residential LLTA-Dam	
Johnson		1					1
Kearney	1				1		2
Keith		2				2	4
Kimball	2						2
Knox					1		1
Lancaster	12	30	3	13	266	130	454
Lincoln	13	8		1		38	60
Madison	1	4			1	5	11
Morrill	1						1
Nemaha	1					2	3
Otoe		2			2	5	9
Platte	1	3			1	10	15
Polk					2		2
Red Willow		1			1	1	3
Richardson					2	2	4
Saline						1	1
Sarpy	1	14		1	145	17	178
Saunders	1	1				1	3
Scotts Bluff	16	1		1	1	28	47
Seward					2	5	7
Stanton		1					1
Thayer	2					1	3
Washington		1			4	5	10
Wayne		1			1		2
Webster		1					1
York	1	2			1		4



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County	2024						Total
	Chapter 25-Forcible Entry & Detain-Dam	Chapter 25-Forcible Entry & Detainer	Chapter 76-Uniform Mobile Home LLTA	Chapter 76-Uniform Mobile Home LLTA-Dam	Chapter 76-Uniform Residential LLTA	Chapter 76-Uniform Residential LLTA-Dam	
Total	141	259	21	21	1,623	534	2,599

Addendum to Nebraska Eviction Proceedings Bi-Annual Data Report

In accordance with Nebraska Statute § 24-232

After publishing the Nebraska Eviction Proceedings Bi-Annual Data Report, the Administrative Office of the Courts and Probation received a question concerning a potential change in practice within Lancaster County and granting restitution of premises by a default judgment. Upon thorough examination, we can confirm that no changes have been made to Lancaster county's established practice. However, it was identified that a newly onboarded staff had misunderstood established practice and improperly entered data.

This issue has now been fully resolved; comprehensive training has been provided to the new staff to ensure accurate data entry moving forward. Please note that this version will include a few more cases in other counties due to late entry into our JUSTICE system. We appreciate the opportunity to clarify this matter and are committed to maintaining accuracy in all our processes. The following two pages include the modifications to the Nebraska Eviction Proceedings Bi-Annual Data Report in accordance with § 24-232 (1) (d).



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Addendum: Eviction Proceedings Bi-Annual Data Report

24-232 (1) (d) The number of orders granting restitution of the premises entered by default Between Jan 1, 2024 and Jun 30, 2024

The following data displays the total of unique court cases closed between the noted dates. Additionally, these cases have a judgment code of "PREM" which stands for Restitution of Premises. This is done to capture any type of eviction proceeding that has a judgment date with the court. Finally, all cases must have been closed by "Default - Uncontested/Default." This is done under the direction of the judge and their interpretation of the statute.

County	2024
Box Butte	10
Buffalo	45
Burt	1
Chase	1
Cheyenne	1
Colfax	1
Custer	1
Dakota	6
Dodge	1
Douglas	670
Frontier	1
Furnas	1
Gage	2
Hall	39
Hamilton	1
Jefferson	3
Kimball	1
Lincoln	2
Madison	5
Nemaha	1
Otoe	3
Platte	1
Polk	1
Red Willow	1



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County	2024
Richardson	1
Saunders	2
Scotts Bluff	10
Seward	1
Thayer	2
Washington	2
Wayne	1
Webster	2
York	1
Total	821