

February 27, 1973

SPEAKER: You have...you have amendments.

CLERK: Committee amendments by Senator Fred Carstens' committee.

SPEAKER: Senator Carstens, are you ready to take up the committee amendments?

SENATOR CARSTENS: Mr. President, members, I move the adoption of the committee amendment. This is a bill which is a re-codification of the Real Estate licensing law. It affects all people who are engaged in the Real Estate business in one way or the other and it completely redoes the licensing law and it tightens up in many areas the laxity that exists in our present licensing laws, particularly with respect to operators who come in here, or salesmen who come in here, from outside of the state, and this is particularly true of those areas where real estate developments are being formed, Arizona, Florida, New Mexico, and as for that matter could come from any other state, but those are the ones where they are the most active. We've got a...we have a lot of fly-by-night operations at the present time which are not properly licensed resulting in great loss in funds to many of our unsuspecting investors. Now, the amendments are amendments which were primarily adopted to eliminate some of the problems that existed, particularly, with respect to individual owners of property and, in other words, could they...an owner of property must he have a license and so on before he can sell his property. These amendments were prepared with the... in conjunction with the Nebraska Real Estate Commission, with Senator Duis, the introducer, and with a gathering and meeting of those interested in order to eliminate some of the problems and minor deficiency that existed in the bill. I move their adoption.

SPEAKER: Is there any discussion now of these amendments? Senator Whitney.

SENATOR WHITNEY: Mr. President, will Senator Carstens yield to a question, please?

SPEAKER: Senator Carstens.

SENATOR WHITNEY: Did I understand, Senator Carstens, that you said that this committee amendments now does not require an owner to have a license to sell his own property?

SENATOR CARSTENS: That's correct.

SENATOR WHITNEY: That's correct?

SENATOR CARSTENS: Yes, I think we will go into that more on the bill.

SPEAKER: Excuse...excuse me, please. The clerk has just advised me that he took the blame, that he overlooked this. The committee amendments, actually, were adopted when the bill was on General File before. Now, this doesn't mean that you can't rescind your action, but I think the proper method of procedure here would be to consider them as adopted, which they have been, and go on with any further amendments...

CLERK: Mr. President, there is pending an amendment offered by Senator Carpenter to LB 68.

SPEAKER: Senator Carpenter. Do you have the amendment before you, Mr. Clerk?

CLERK: Yes.

SPEAKER: Please read it.