

citizenry who will do anything to sell a home and maybe mislead or misguide people, so that those who would sell their own home are obligated to give to a potential buyer this same bill of rights. As far as a penalty for them, then the person who would be a potential buyer would have redress in the civil courts for that.

SENATOR PIRSCH: Okay, I see what you mean. And this is not prescribed, this could be handwritten, this could be typed, this could be printed. It could be picked up at the real estate company...

SENATOR HIGGINS: Frankly, Senator Pirsch, I think most realtors when they scan the For Sale by Owner in the paper will probably be writing those homeowners a letter saying here is a copy of this. You may not know it has become a law, and if you don't sell your home, we would be happy to talk to you but we at least want you to know that you are obliged to give this out. We look at it as something where the real estate companies probably themselves will be helping a homeowner in that way but the bill prescribes that the Real Estate Commission shall provide these to every Nebraska citizen who requests it.

SENATOR PIRSCH: Okay, I do support her amendment. I think that makes it a little bit more specific. That homeowner, of course, does not have any specific penalty in the bill but at least this does make it more specific their responsibility and I support Senator Higgins' amendment.

SENATOR BEUTLER: Okay, there are no further lights on. Senator Higgins, did you wish to close on your amendment to the committee amendments?

SENATOR HIGGINS: Yes, I would move for the advancement of the amendment to the committee amendments.

SENATOR BEUTLER: Okay, you have heard the motion. The motion is the adoption of the Higgins amendment to the committee amendments. All those in favor vote aye, opposed nay. Please vote. Okay, is there anybody else who wishes to vote? Record, Mr. Clerk.

CLERK: 26 ayes, 0 nays on adoption of Senator Higgins' amendment to the committee amendments.