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hearing from, mainly, the appraisers, and Senator Landis is going to tell you about the committee amendments shortly, but with the committee amendments I think that the opposition goes away from those people who came in to testify. So, with that, thank you very much.

SPEAKER KRISTENSEN: Senator Landis, you're recognized to open on the committee amendments. (Standing Committee amendment AM0349 is found on page 832 of the Legislative Journal.)

SENATOR LANDIS: Thank you, Mr. Speaker, members of the Legislature. The hearing was somewhat contentious. If you take a look at the committee statement, you'll see that there were as many opponents as there were proponents. However, in the intervening time, proponents apparently met with the opponents and we were given some amendments and some accompanying data saying that groups, who had, heretofore, opposed the bill, accepted the bill with these amendments, and the amendments are basically a white copy format so that there's a new bill, if you will. The committee amendments provide that a broker's price opinion and a comparative market analysis mean an opinion or analysis relating to price as opposed to value, and that has some implications as to what the kind of opinion could be used for. The broker's price opinions and comparative market analyses are intended to assist prospective buyers and sellers. They are not intended for lending purposes, so it's not part of the FIRREA concern with getting appraisers to support balance sheets, if you will, of financial institutions. Brokers' price opinions and comparative market analysis are subject to enforcement by the state Real Estate Commission through the Nebraska Real Estate License Act. Committee amendments expand the definition of a broker for the purposes of the Real Estate License Act to include a person who gives a broker's price opinion or comparative market analysis and, therefore, are subject to the enforcement by that mechanism. The committee amendments make no changes in the Nebraska Real Estate License Act. Originally, there were some proposed changes to that act in the green copy and they were deleted. I would ask for the adoption of the committee amendments.

SPEAKER KRISTENSEN: Debate on the committee amendments? Senator Landis, you're recognized to close. He waives closing.