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FLOOR DEBATE

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that...of failures that have been built into the house or have occurred to the house over the years that it's been occupied. Section does not apply to a transfer of a third-party relocation company if the third-party relocation company has provided the prospective purchaser a disclosure statement. No reason to get two statements to the same people. The committee amendment defines the word "client". Committee amendments identify that the...this will not be required to verify the accuracy or completeness of a disclosure statement under the act. We also do have a couple of provisions that I will ask to amend in a moment, and I'll explain them in a second. There is, in the agency relationship, a list of tasks. That word is now...that list is now in the statutes as "intends to perform" by the real estate agent. We change that to "may perform", and we didn't want to create some kind of contractual implied promise simply by the listing of tasks that were not genuinely being exchanged in a contractual sense but that did provide a list of services that the client could see that the agent might be providing. We also made some changes in the continuing education. One of the things that we had was that the Real Estate Commission could certify criteria that would allow for the approval of continuing education activities by rule and reg. Currently, they only can do so in the event there are contact or classroom hours and there were questions as to whether or not there was a...whether the use of long distance learning would qualify as either of our existing terms. This would give them some flexibility to create a more open-ended system for approving continuing education courses. Again, the commission may, rather than shall, certify the number of hours to be awarded for successful completion of a course delivered by a distance education format based upon criteria prescribed by rule and regulation by the commission. The commission wanted to be free to acknowledge part of the long distance learning but maybe not all; that they were not required to, again, so that the commission could have flexibility in creating appropriate long distance education opportunities for continuing education. Those are the committee amendments. I do personally have an amendment to the committee amendment, and I'll explain that in a moment. Thank you.

PRESIDENT MAURSTAD: Thank you, Senator Landis. Mr. Clerk.