

commend the Revenue Committee in its quest for uniformity. We have seen a lot of bills, Senator Wagner's bill, other bills to try and make things uniform in the statutes of the State of Nebraska. But the problem with that quest for uniformity is that we can create a great number of problems for ourselves and a great deal of hardship particularly in some individual situations. Now let me tell you what my amendment does. This deals with sanitary improvement districts which are in existence principally around Omaha and Lincoln and a couple of other cities along the Platte River. Now, believe me, if retroactive application at this new interest rate that Senator Carsten's amendment just put into the bill were to place in the sanitary improvement districts, the results in some situations could be truly catastrophic, and it would be a very serious consequence to do that. Now, all of you know about the tough economic times we have been having in the real estate market. We have had two severe periods of difficult economic times, one in the mid-seventies and one in the last eighteen to twenty-four months. Now, the way these sanitary improvement districts operate is that they will plat and develop an area, they will put in the sewer and the electricity and the paving and so forth, but the way the cash flow situation works is they won't get paid from the lot owners for those various items, for the sewers and the electricity and the paving, until people actually come in and purchase the lots. So the sanitary improvement districts have to carry that debt and they have to carry that debt for six or eight or ten years. Now, when those districts were first set up, they were financed on the assumption that the interest rate in some case was going to be in the six to eight to ten percent range, and if we impose this interest rate retroactive in some cases all the way back to 1972, we are going to be doing several things that are going to have very serious consequences. Now the first thing we are going to do is we are going to be increasing the cost of the lots to new people that want to come in and buy those lots, and it is going to further depress the real estate market because fewer people are going to be able to have the finances to buy the lots and to subsequently put houses on those lots. Now, it really makes sense, I think, from an equitable point of view to have the old interest rate carry through to the old debt and to have only prospective application for these kinds of interest rates on SIDs so that the new rate will then cover only the new debt. If we put retroactive application back to '74 or '72 in some instances why nobody is going to benefit from that. It is not going to speed the sales of the lots. The new lot owners are going to