

and materials provided before the notice when the notice was not timely provided. The second notice is, the seller of real estate is also required to provide the purchaser of real estate property the above notice. The notice must be provided to the purchaser when there exists against the property, a valid lien, a notice of intention to preserve lien rights. The failure to provide timely notice results in the seller being liable for any loss suffered by the purchaser due to their failing to receive timely notice. The third notice: Thirty days before a valid mechanic's lien may be filed under Section 52-102 or enforce subcontractors or material men must serve the record owner of property personally or by registered mail a written notice of intent to record a lien. This notice must provide the name of the claimant, work done or materials furnished and the amount of the potential claim. The Judiciary Committee amendments to LB 512 also add an information disclosure requirement upon owners of real estate, contractors and subcontractors when a contracting owner or purchaser of real estate requests the names and addresses of those they have contracted with to provide materials or labor or the improvement of the property. Such information must be provided within seven days of the request. The failure to disclose complete and accurate information is a Class IV felony now. This previously was a misdemeanor and perhaps was partially the reason why this was not adhered to. Now this is an important bill. I think what we are striving for perhaps is in the same direction but there is two schools of thought as to the way it should be done and I ask your indulgence to pay close attention to those who are speaking either for the committee amendments or pressing for amendments of those who are not in favor of the committee amendments. Mr. Chairman, I would move for the advancement of the committee amendments.

SPEAKER MARVEL: Senator Fenger, do you have an amendment to the committee amendments?

SENATOR FENGER: I have, Mr. Speaker. Members of the body, my mail has run heavier on this bill than any other piece of pending legislation that I have. According to those letters the consensus is simply, adopt the committee amendments and the problem still exists. On the other hand, reject the committee amendments and you create a severe case of over-kill and further setbacks to an already troubled housing industry. This amendment that I have offered to the committee amendment merely mandates that any title insurance company offering title insurance in the State of Nebraska must include in the owner's policy protection against unknown and unrecorded mechanics liens. This will not be new ground. Homeowners policies in our state now have