

all last year, we had hearings and the bill required notices filed with the Register of Deeds. And at that time we heard from the Register of Deeds. We had letters of Registers of Deeds and I would like to read you from the Lancaster County Register of Deeds, who summed it up very well. "This office is concerned the way LB 512 has been amended." This is when the committee put on the amendments. "We do not see any protection for the homeowner, in fact, this will add to the cost of purchasing a home. As we see it, all contractors and suppliers will increase their overhead to take care of any liens that might be filed. Also, the costs will be increased by the notices required by the amendments. The bill as originally presented did offer protection in that the homeowner only paid once. This is something like buying a car from a General Motors dealer, then having General Motors collect from you because the dealer did not pay for the car. By far the easiest solution would be to strike everything in LB 512 except Section 40 and that all debts be settled in the courts. I hope you will give this due consideration when this legislation is debated. Remember that you are representing all the people and not just the business interests that are putting the homeowners in double jeopardy." Signed the Deputy Register of Deeds. You were passed out a copy of the comments of Bill Brunson who is the President of Peterson Construction Company, who testified against LB 514 saying, "I asked each of these individuals"...he is talking about he visited suppliers, subcontractors, and has since visited with some credit managers..."I asked each of these individuals or their representatives to estimate the cost of filing the so-called notice. The estimates are received. The estimates attempt to put a cost on the needs for an accurate legal description, so you don't put a lien on the wrong property. The secretarial time and effort involved in preparing the document, travel time to and from the courthouse, time spent in the actual Register of Deeds office filing, economy is the scale which may benefit those with a higher volume of business and the variations between counties concerning distance to the counties. See population, and so forth." And then he goes on to say, "The high side of estimates at \$40 in 75 filings you are talking about \$3000." Okay, then he goes down to say, "The costs will be born by the subcontractors and suppliers in addition to the burden of the paper at the County Register of Deeds". To speak to the amendment, Senator Burrows said that 512 is complex and long. I ask you, how many complex bills have you looked at this session? And I wish that some of you would read our present mechanics lien laws. They are so complex that they are very difficult to deal with and offer no protection for the homeowner. Remember, they were done a hundred years ago and a lot of things have changed in a hundred years. Someone said