

on the part of the tax commissioner and some other things that I believe would add considerable cost to the implementation of this renter's provision. I think that it could very likely, possibly, outweigh the impact that would be felt by the renters. And you have to also keep in mind, I feel that in many cases, although there are a number of people who have no choice, they must rent, the low income being one of them. But a number of people rent because of the convenience that they are allowed. They do that because they choose to do that. They don't want to deal with some of the things such as property taxes that are lump sum payments, in many cases, on rental properties. They don't want to deal with maintenance and repairs. They are elderly and choose not to own their own home anymore. You see more and more, I see more and more of it in my district, it's the oldest district in the state. I see more and more of these folks selling their homes, because (a) they can't keep up with their property taxes; and, (b) they can't keep up with the maintenance on the home.

PRESIDENT: One minute.

SENATOR HALL: They have to leave. They choose to go rent, yeah, they'd like to stay in their home, but they can't afford it anymore, so they choose to go rent, because everything is taken care of. They don't have to worry about twice a year coming up with a lump sum on property taxes. So there are advantages for those folks. It clearly is not a perfect situation or a perfect world when we do these kinds of things. But, again, we felt property taxes were important enough to address it last year, a little bit. We didn't put the cap on that we should have, but we addressed it last year. We didn't deal with the renters, although we talked about it a little bit. I don't think that, at this point in time, that this proposal is the one that should be attached to LB 1059. I don't think that it is in a workable form, although I do appreciate the concern that Senators Schimek and Wesely expressed.

PRESIDENT: Thank you. Senator Robak, please, followed by Senator Moore.

SENATOR ROBAK: Thank you, Mr. Speaker and members. I have a question for Senator Schimek, please.

PRESIDENT: Senator Schimek, please.