

SENATOR NELSON: Yes, just one small question. I certainly agree with Senator Schmit. In fact I think all of us have just been made aware that this problem is not a \$160 billion problem, it's a \$200 billion problem and more. And I know that the goals of Senator Barrett and we probably have our hands tied, but I guess from what has happened in HUD you can go past and nothing happens. And the kid steals a hamburger and he probably will go to jail for 30 days, and that's how I look at it. But my question of Senator Barrett, I know realtors can make their own appraisals and they are trained and so on in that, do you anticipate this...any additional cost into the homeowner and buyer and selling a home because of these regulations?

SPEAKER BARRETT: Senator Nelson, it's hard for me to say at the present time, but I would anticipate that the lending institutions probably would pass through any higher costs for the appraisals. I would have to say, yes, as far as I know. But that is up to the institution.

SENATOR NELSON: I probably agree with you. I think basically some time past the...if you called in an appraiser you're adding two or three hundred dollars to the price of a home. So I suppose this is another one of those additional closing costs. Thank you.

PRESIDENT: Senator Conway, please.

SENATOR CONWAY: Call the question, please.

PRESIDENT: Thank you, that won't be necessary, you're the last one. Senator Barrett, would you like to close on this?

SPEAKER BARRETT: Thank you, Mr. President. I think probably it's all been pretty well said. Two major points, we're going to set up an independent real estate appraiser licensing and certification board; we're going to have two levels of appraisers in Nebraska, licensed and certified. Present licensee's will be grandfathered in at the licensee or licensure level. With that, I would urge the body to advance the bill. Thank you.

PRESIDENT: Thank you. The question is the advancement of the bill. I think our lights are working, so all those in favor vote aye, opposed nay. Record, Mr. Clerk, please.