

is junk, then he is going to be subject to the liability. You know if he makes...it is going to be the burden is upon him or her to make that decision of what is \$250 or less. Now...

SENATOR PIRSCH: So perhaps a landlord then should have some help in determining that valuation. Is that what we're saying?

SENATOR KRISTENSEN: The problem with doing that is that for \$250 of items, do you go and hire an appraiser to do that? That becomes a very cumbersome thing. Then you get into the items and a process of was the appraiser qualified to do that? You invite more disputes, I think, than you solve.

SENATOR PIRSCH: That's what I'm afraid of in some of this context.

SENATOR KRISTENSEN: If I could tell you what I believe to be the practical application of this would be, that if it's anywhere near it, if it isn't something more than just sacks of old bottles and so on that, you know, in good judgment if there are very expensive antiques they aren't going to be in a garbage sack left tied up in the kitchen, but if it is anywhere near that, you go ahead and give the notice and publish and sell it at public auction. That's how you protect yourself if you're the landlord. And that is the balance that I would see, that if you're anywhere near that or if you have a question and don't know, err on the side of giving them notice on the sale. Don't expose yourself.

SENATOR PIRSCH: Yeah, I suppose that would be true but often, of course, the sale might be a cost also to the landlord more so than the goods that they are selling.

SENATOR KRISTENSEN: Well, the cost of the sale is going to be the publication two times in the newspaper. I don't think that those are unusually high costs.

SENATOR PIRSCH: And the auction?

SENATOR KRISTENSEN: And the auction, now in terms of how the sale is conducted,...

PRESIDENT MOUL: One minute.

SENATOR KRISTENSEN: ...we can go into that. If you will look