

advancement of LB 96. All in favor vote aye, opposed vote nay. Have you all voted? Record, Mr. Clerk.

CLERK: 25 ayes, 0 nays, Mr. President, on the advancement of LB 96.

SPEAKER WITHEM: LB 96 advances. LB 163.

CLERK: LB 163 introduced by Senator Landis and Lynch. (Read title.) The bill was introduced on January 6 of this year, referred to the Banking Committee, advanced to General File. There are committee amendments, Mr. President, to the bill.

SPEAKER WITHEM: Senator Landis, would you kindly share with us the committee amendments.

SENATOR LANDIS: Thank you, and let me see if I can do a better job on this one. LB 163 is the outgrowth of a legislative agenda initiated last year by Senator Lynch who identified problems that consumers were having when their mortgage paper was being sold to a mortgage banker outside the state. In some cases, they weren't getting very good information; in some cases, they weren't getting very good servicing. And we had a bill before the committee that highlighted those problems. The committee's reaction last year was that it was an overreaching bill but that Senator Lynch had identified some significant problems. We asked the Banking Department to bring us a list of protections that other states have for their consumers who have mortgages that get sold to mortgage bankers, that we do not have in Nebraska. They compiled that list. We identified what those were and basically that's what's in LB 163. One of those provisions requires mortgage bankers who hold ten Nebraska mortgages or more, operating in another state, to establish a toll free telephone number and to accept collect phone calls from their borrowers in this state. Other states have this responsibility and obligation in their law, the federal law has it in the federal law. So we put this into LB 163. Why? Because some companies weren't responding to telephone calls. They weren't taking them. They would say that they were open for business on the telephone between twelve and noon, at one o'clock you would call, you would get an answering machine and no face to face discussion, no voice to voice communication, no real person on the other side of the phone. We put into LB 163 the obligation of a toll free telephone number and to accept telephone calls, however, there are mortgage bankers who are