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language would be to require that TERC find that commercial and industrial and residential all are within acceptable range in order to change any one of them?

SENATOR QUANDAHL: That would be correct. Yes.

SENATOR BEUTLER: Okay. What if none of them are in an acceptable range?

SENATOR QUANDAHL: Well, just before an order reappraising the property or ordering an across-the-board valuation increase or decrease, before that would be in effect, but they'd all have to be found to be in the acceptable range.

SENATOR BEUTLER: Well, what I'm trying to sort out in my mind is, where do you start with that kind of a rule? I mean, anyone you start with, you look at the others and they're not acceptable so you can't do anything about one, so then you move to another, but the others aren't acceptable, so what can you do about that? I mean, I'm...I think this is what Senator Kristensen was getting at. And I was wondering whether there was some other way of looking at that or interpreting that that would make it workable. But it seems to be a kind of roadblock that says you effectively can do nothing, because every...if they're all out of kilter, which seems to be the case in Douglas County, from what I was hearing...if they're all out of kilter, you can't start with any one of them, because the others are out of kilter under the rule. Is...am I looking at that wrong? It's...

SENATOR QUANDAHL: I don't think that you're looking at it wrong, but the intent behind this amendment was not to exempt Douglas County or any of the counties from a change in their valuations or in trying to get them all up to an acceptable range. If...you know, if I could use Senator Wickersham's own verbiage, I think he said a bad actor. Well, in my mind, Douglas County is not a bad actor. And if Douglas County is a bad actor, there's a whole bunch of bad actors across the entire state. And what I wanted to accomplish with this amendment is just to make sure that if we're going to be doing a valuation increase, that everyone in this state, that all property owners are treated the same and treated equally and in an equal manner.