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FLOOR DEBATE

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Commerce and Insurance Committee on a vote to five and then there were no votes against it. There were three of us that were abstaining and I wanted to explain that. When we heard this bill, it's a fairly voluminous bill. It contains a number of different provisions and so my not voting in committee is not indicative of any opposition to this bill, but rather I didn't have a chance to sufficiently digest what was contained in the bill to vote on it at that time. I could tell you that if I had to vote on it right now in committee, I would give it the aye and vote to advance it on to General File. And so that's why I am up here to say that after reviewing the bill I do believe that it does address some of the concerns that the Real Estate Commission and that Senator Byars explained before. I think it does provide some fairly significant protections for the consumers in these sort of real estate transactions. And I think it's a good start and a good framework to protecting the citizens of Nebraska. And so I would stand in support of LB 61, and I just wanted to provide that explanation of the committee statement. Thank you.

SENATOR CUDABACK: Thank you, Senator Quandahl. On with discussion of advancement of LB 61, Senator Beutler.

SENATOR BEUTLER: Senator Cudaback, members of the Legislature, Senator Byars, just a couple of quick questions, if I could.

SENATOR CUDABACK: Senator Byars, would you yield?

SENATOR BYARS: Yes, I will.

SENATOR BEUTLER: And I, too, would like to say thank you for you for...to you for what you've done over the years for consumer protection. You've done an awful lot of things, and I see this as another excellent piece of consumer protection, probably long overdue. In one area, though, I don't think you went quite far enough. In Section 7 on page 16, it indicates that the agency with respect to the developer and the managing agent should initiate an examination to determine certain things, such as whether they have been convicted of a crime involving land dispositions, whether they've been involved in false and misleading promotional plans. And I was thinking