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SENATOR QUANDAHL: Okay. That's correct.

SENATOR BEUTLER: Let me ask you to look in the provision on page 22. And this is a provision that seems to outline in more detail the right of the trustor to collect costs and expenses actually incurred in enforcing the terms of an obligation. And in this case we're talking about trust deeds. Is that right?

SENATOR QUANDAHL: That's correct.

SENATOR BEUTLER: Okay. And what does this allow now that was not allowed before?

SENATOR QUANDAHL: Actually, it is the practice of most financial institutions to collect trustees' fees, costs, and expenses incurred in enforcing the terms of an obligation. Or at least most of them do that. However, it's not specifically outlined in statute. This would put it in statute to remove any sort of doubt whether or not that those fees, expenses, and costs could be recovered from a trustor.

SENATOR BEUTLER: So we are basically taking boilerplate that is in a deed of trust and putting it into the statute, so in case anybody forgets to do it it's still there. Is that basically what we're doing?

SENATOR QUANDAHL: I hate to put it so crassly, but that's probably the case, yes.

SENATOR BEUTLER: Okay. What about if the lawyer forgets to tell his client about the exculpatory clause? Maybe we should have that in statute too. Let me go on and ask the rest of my questions, though, rather than harass you with (inaudible).

SENATOR QUANDAHL: (Laugh) Well, I didn't know if that was a rhetorical question, or if you wanted me to respond to it.

SENATOR BEUTLER: Yeah. Well, I'm just trying to get a sense of some of these. And I appreciate your taking the time to do this...