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certain tax benefits that accrue by handling things in this manner, or transferring or trading property in this manner. And pursuant to these procedures, there is for a period of time often a large amount of money held in escrow. And with respect to those transactions, we are making sure that everybody who works with a title insurance company knows that those funds are not protected funds. The language requires a specific notice. The notice has, among other things, language such as the owner of the funds shall satisfy himself or herself as to the safety and security of the funds. So we've done something to approach this 1031 problem. There's still another area of 1031 transactions where it's not the title insurance company but other industries that may be holding the funds that we do not deal with and we have not been able to come to grips with on any reasonable basis so far, so that's not covered. But as far as the title insurance industry is concerned, they will be required to give this warning. Now in return for the absolute guarantee by the title insurer for these local agent escrow...of these local agent escrow funds, the cumbersome auditing procedures that we put in place a couple of years ago will no longer be required. They will no longer be necessary because the guarantee is there in its place. So that will be a regulatory unloading on the local title insurance agent and is one of the attractions of the bill to them. Finally, with respect to the Department of Insurance, which has not had in the area of title insurance some of the procedures that allow them to act quickly in emergency situations, where there may be a problem of misappropriation or defalcation of funds, we are tightening up their ability...

SENATOR CUDABACK: One minute.

SENATOR BEUTLER: ...to come in and adopt and promulgate without notice and before a hearing a summary cease and desist order similar to what they have with all other insurance entities, and then there are a set of procedures related to that, that protect the title insurance agents and give them an opportunity to come in and contest the cease and desist order. But at least it allows it to be entered in the first instance, which power the department did not have previously. So there are some other procedures related to that which I think will not be of