

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE
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FLOOR DEBATE

February 6, 2006 LB 778

SENATOR CUDABACK: Thank you, Mr. Clerk. Before we move on to the next agenda item, Senator Loudon would like...and his wife, SharonAnn, would like to announce that they are new grandparents. SharonAnn's son David and wife Kelly have a son, Everett David Sutton, born February 4, '06. Let's congratulate Senator Loudon and his wife, SharonAnn. Congratulations, Senator. We now move on to the next agenda item, general affairs (sic), special order, as stated. Mr. Clerk, LB 778.

CLERK: Mr. President, LB 778 is a bill introduced by Senator Langemeier. (Read title.) The bill was introduced on January 4 of this year, at that time referred to the Banking, Commerce and Insurance Committee. The bill was advanced to General File, Mr. President.

SENATOR CUDABACK: Thank you, Mr. Clerk. Senator Langemeier, you're recognized to open on LB 778.

SENATOR LANGEMEIER: Thank you, Mr. President, members of the body. The purpose of LB 778 focuses on necessary and mandatory changes to the Nebraska Real Estate Appraisers Act, which are required due to a change in the qualification criteria as adopted by the national Appraiser Qualifications Board, referred to as the AQB, in February of 2004. The original criteria was adopted by the AQB in early 1991 and included certified general, certified residential, and licensed classifications. The trainee classification was added in 1993. After public exposure, the AQB adopted revisions to all the classifications in 1994. After thorough policy exposure, the AQB adopted significant revisions to their criteria, as mentioned above, in the February...in February of 2004. These revisions are set for the implementation in January of 2008. Highlights include--if you look, I passed around kind of a bullet-point grid of these highlights--an increase in the educational requirements for licensed, certified residential, and certified general classifications. The licensed classification was raised from 90 to 150 hours, and the certified residential was increased from 120 to 200 hours, and the certified general was increased from 180 hours to 300 hours; a requirement for college-level education for the certified residential and the certified general classification, the certified residential classification