

February 14, 1975

PRESIDENT: Is there any further discussion on Senator Murphy's motion to adopt the amendment? Record your vote. Record Mr. Clerk.

CLERK: 28 ayes, 0 nays, 21 not voting on committee amendment.

PRESIDENT: Motion carries. The amendments are adopted. Senator Murphy.

SENATOR MURPHY: I move the advancement of 355.

PRESIDENT: Is there any discussion on the motion? Question is, shall LB 355, as amended, be advanced to E & R initial. Record your vote. Record Mr. Clerk.

CLERK: 29 ayes, 0 nays on the motion to advance.

PRESIDENT: Motion carries. LB 355, as amended, is so advanced. LB 354.

CLERK: Read bill.

PRESIDENT: Senator Murphy.

SENATOR MURPHY: LB 354, which is another Real Estate Commission bill, was amended. One of the provisions for which a license may be revoked, or the agent may be censured, there is a long list of them and they have added to that list of reasons for revocation, under Section 27, if a person, salesman, or broker shall be convicted of a felony. That was in the original bill as drawn and it was amended, "or pleads guilty to, or enters a plea of nolo contendere. The vote was 8 to 0 to adopt it. I move the adoption of the committee amendment.

PRESIDENT: Is there any further discussion? The question is the adoption of the committee amendments on LB 354. Record your vote. Have you voted? Record Mr. Clerk.

CLERK: 27 ayes, 2 nays, Mr. President, on motion to adopt.

PRESIDENT: The motion carries. The amendments are adopted.

SENATOR MURPHY: This bill, as I said, was presented by the Real Estate Commission and principally makes four provisions. It provides that the trust fund, previously established for real estate brokers or agents, that funds may not be withdrawn from that trust fund for any purpose until that fund is . . . until the transaction has been completed or closed. That's on page 4. On page 7 there is a provision that an agent may not enter into a negotiation with an owner who has a previous listing of real estate in an attempt to negotiate with him to break that listing and enter into an agreement with the person so negotiating, with the broker so negotiating. Page 9, again, provides revocation if the person shall be a felon. It also pro-