

February 14, 1975

SENATOR CAVANAUGH: Well I have kind of the same question. You're saying that this doesn't apply if I own the land, Senator Duis?

SENATOR DUIS: According to the real estate laws you can sell your own property anytime you so desire.

SENATOR CAVANAUGH: Well how does this affect that? Unless I'm a subdivider? What's the definition of a subdivider I guess is the question?

SENATOR DUIS: Well that would be one who is subdividing property for someone else. Say you had a piece of property and you wanted it subdivided and taken care. You've got the title to it and he's doing the work.

SENATOR CAVANAUGH: OK, but the intent of this is that subdivider means a person subdividing for or on behalf of someone else, not on behalf of himself?

SENATOR DUIS: Right. Right, because you see you have a right to sell your own property. Now mainly if . . .

SENATOR CAVANAUGH: Well I know you did, that's why I'm concerned that this would change that right.

SENATOR DUIS: Mainly this affects people from out of the state too, because we've been having trouble with this situation especially where land is in another state too. Like down in Arizona where somebody subdivides the property.

SENATOR CAVANAUGH: OK.

PRESIDENT: Senator Frank Lewis.

SENATOR F. LEWIS: Let me get the answer to the same kind of question one more time so it's clear in my mind. First of all, if you're selling your own property this has no affect on you? If you're subdividing your own property.

SENATOR DUIS: Let me say it this way so we make it specific. Say I have three acres of ground and I want to subdivide it and it's fee-simple in my own name. I'm certainly able to do it in any way, shape, or form if I so desire to.

SENATOR F. LEWIS: This bill has no affect . . .

SENATOR DUIS: But now this is talking about firms, partnerships, and corporations that do subdividing.

SENATOR F. LEWIS: OK.

PRESIDENT: Senator Murphy.

SENATOR MURPHY: I was just going to say on the matter of ownership, we have another bill in Banking Committee that relates to a further definition of who is an owner and what ownership shall constitute in order to permit them to sell, as these people are saying, their own land. Isn't that right Senator Duis?