

April 11, 1983

LB 433

SENATOR WIITALA: Yes.

SENATOR WESELY: ....you changed the provisions there and that would take effect at that point, wouldn't it?

SENATOR WIITALA: That is right.

SENATOR WESELY: Okay. And at this time this is the uniform condominium act. I had a publication from the National Conference of Commissioners on Uniform State Laws. This comes from them? Is this the basis for the bill?

SENATOR WIITALA: Well, no, this is far from the...I wouldn't say far but still in the spirit of the Uniform Condominium Act. But like I said, there has been several provisions that have been stricken in the interest really of current practice. I guess you would have to call it the Nebraska Condominium Act.

SENATOR WESELY: So we have taken though the national skeleton and proposal and adapted....

SENATOR WIITALA: That's right.

SENATOR WESELY: ....it to Nebraska?

SENATOR WIITALA: That is right.

SENATOR WESELY: Okay. I guess that would be all my questions. I would support advancement of the bill. It seems to me that we are long overdue in terms of changes in our condominium law. It is a very complicated issue, very complicated area, and I commend Senator Wiitala for taking the time he has with it. Obviously, the national attention that has been paid to condominium law has resulted in the Uniform Condominium Act being drafted. The information I have shows that about seven states now have adopted it. I don't know if that is all pretty much as written or if they amended it as this bill would do, but nevertheless clearly a trend has occurred and it is a trend we should be part of in changing our present law. So I guess I will be supporting LB 433 and spend some time looking at it because I think it is a very important change in our law and it is a very important change in the way we provide housing for our people. So with that, I urge advancement of LB 433.

PRESIDENT: The Chair recognizes Senator Barrett.