

understanding that the Commission has operated most adequately and professionally with the present membership. It would appear to me that by adding two more people to the Commission there would be a physical problem, that is a lack of space in the area in which they are now meeting. I have no idea as to the fiscal impact of adding two more persons to the Commission. Finally, it is my understanding that by adding two more people to the Commission this would then put four lay people on the Commission, which I think is all of a sudden a little out of balance. I see no reason to change it. Therefore I would ask the body to oppose the amendment.

SPEAKER NICHOL: Senator Higgins.

SENATOR HIGGINS: Thank you, Mr. President. I would have to correct my friend, Senator Barrett. There is now only one lay person on that board, and this would make three lay people. Now my reason for wanting to give the people of the State of Nebraska a little more voice on this board is in 1983 and in 1984 they had 54 complaints on realtors. Over 80 percent of those complaints were dismissed. I just happen to think that it is again what we've all been through, a bunch of good old boys taking care of a bunch of good old boys. I sometimes wonder if the boards and commissions that we have made up of nothing but the people that are in the business, if they aren't having that board there strictly to make sure that nobody loses a license. Once in awhile you'll find somebody that got a license revoked. Can you imagine all the real estate agents we have in the State of Nebraska and in 1983 or '84, I forget which it was, they didn't revoke any licenses. Yet I have so many complaints about the real estate business I, myself, have introduced a separate bill this year just on real estate itself, to give the people of this state notice on what their rights are because the realtors aren't doing it, and then the present Real Estate Commission, being overloaded with realtors, the people have no chance.

SPEAKER NICHOL: (Gavel.) Excuse me, Senator Higgins. I'd like to have a little order so that we can hear what you are saying. Ladies and gentlemen, let's hold it down so we can hear Senator Higgins. Thank you.

SENATOR HIGGINS: Now I'm going to tell you what happened to me this summer. I bought a building, or two years ago rather. I complained to the real estate agent who had shown