

TRANSCRIPT PREPARED BY THE CLERK OF THE LEGISLATURE
Transcriber's Office
FLOOR DEBATE

May 22, 2001

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action is done or it may verify that there would be a continuing control...control mechanisms that must be followed by all parties in order to get...to get liability protection. Those continuing controls may be engineering kinds of things, technological controls of one sort or another relating to monitoring or relating to the use of current tanks, a whole number of things, or they may be what are called institutional controls. That is, for example, controls on the use of the property or whether you're going to dig into the ground, but more...more designed along legal grounds. Maybe you use that property only for certain types of activities and not for others., And when you go through this process and get this certificate of completion then you can file it with the register of deeds and everybody is put on notice about the property. Then, in conjunction with getting the certificate of completion, it has certain effects of limiting liability, especially with regard to the purchaser of the property. There will always be a responsible party. There will always be a means of going back to that responsible party to get any sort of additional cleanup that may be necessary, and the bill very carefully sets out those types of things which I'd be glad to describe to you as we go on here if you're interested. But essentially, it allows for the purchaser of the property, this is the most important part, providing that purchaser is not himself or herself negligent in any way, to avoid the...to be...to have in their favor what's called a covenant not to sue. In other words, it affords them a kind of protection from having to do additional remedial cleanup that may have nothing to do with their...with their own fault. I think that essentially describes for you what we've been working on the last three years. Again, I would repeat I think all parties are now satisfied and we're hoping that we can put this into law this year so that commercial interests out there and people who are trying...small people who are trying to sell these sites and get them into use can...can have the opportunity to do that. That's the point of the bill and I would ask your favorable consideration of returning it to Select File for this amendment. Thank you.

SPEAKER KRISTENSEN: Senator Preister.

SENATOR PREISTER: Thank you, Mr. President. Members of the