

FISCAL NOTE
 LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES *				
	FY 2011-12		FY 2012-13	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS				
CASH FUNDS		345,800	(7,500)	10,800
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS		345,800	(7,500)	10,800

*Does not include any impact on political subdivisions. See narrative for political subdivision estimates.

LB 23 makes several changes to the Nebraska Real Estate License Act.

The bill allows the Real Estate Commission to charge non-resident brokers and salespersons who are granted a license under 81-885.17 an application fee. The Commission estimates this change will increase cash fund revenue by \$10,800 annually based on 80 licenses issued with a \$135 application fee.

The bill eliminates the requirement to issue pocket cards to brokers and salespersons. Expenditure savings are expected to be minimal.

The bill changes the broker and salesperson license from an annual license to a two-year license. The maximum allowed license fee is doubled to reflect this change. As the switchover is implemented there will be a one-time increase in revenue of approximately \$335,000 the first year as one-half of the licensees will be issued a two-year license and the other one-half of the licensees will still be issued a one-year license. Beyond the initial year of implementation there should not be a significant change in revenue from what is currently being collected, since only one-half of the licensees will be issued a license at double the current license fee. On the expenditure side, it would stand to reason that once implemented the workload associated with license renewals would be lowered as only one-half of the licensees will be issued a license each year. The Commission has estimated that temporary help and postage savings may add up to \$7,500 starting in the second year.

DEPARTMENT OF ADMINISTRATIVE SERVICES

REVIEWED BY	Gary Bush	DATE	1/19/11	PHONE	471-2526
COMMENTS					
NEBRASKA REAL ESTATE COMMISSION: Agency's estimate of impact appears to be reasonable.					