

ONE HUNDRED SECOND LEGISLATURE - FIRST SESSION - 2011
COMMITTEE STATEMENT (CORRECTED)
LB315

Hearing Date: Tuesday January 25, 2011
Committee On: Banking, Commerce and Insurance
Introducer: Pahls
One Liner: Permit licensure of real estate salespersons as business entities

Roll Call Vote - Final Committee Action:
Advanced to General File with amendment(s)

Vote Results:

Aye: 8 Senators Christensen, Gloor, Langemeier, McCoy, Pahls, Pankonin,
Pirsch, Utter

Nay:

Absent:

Present Not Voting:

Proponents:

Senator Rich Pahls
Doug Rotthaus
Vincent Leisey
Andy Alloway
AM673: Senator Chris Langemeier
AM673: Kent Rogert
AM673: Patricia Ohmberger

Representing:

Introducer
Omaha Area Board of Realtors
Omaha Area Board of Realtors
DEEB Realty
Introducer
Omaha Area Board of Realtors
NE Realtors Assn

Opponents:

Walter Radcliffe

Representing:

NE Realtors Assn.

Neutral:

John Gale
Greg Lemon
Paul Vojchehoske Jr.
AM673: John Gale

Representing:

Secretary of State
NE Real Estate Commission
Self
Secretary of State

Summary of purpose and/or changes:

LB315 (Pahls) would amend sections 81-885.01 and 81-885.11 of the Nebraska Real Estate License Act to clarify that an individual licensed as a real estate broker or a real estate salesperson may conduct business as a corporation, partnership, or a limited liability company, as well as an individual.

Explanation of amendments:

The committee amendments (AM842) would strike the original sections of LB315 and would do the following:

1. Amend section 21-2024 of the Business Corporation Act to provide that a designated broker under the Nebraska Real Estate License Act may be organized as a business corporation.
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2. Insert a new section in the Nebraska Professional Corporation Act to provide that a designated broker under the Nebraska Real Estate License Act may be organized as a professional corporation.

3. Add the emergency clause to the bill.

NOTE: The committee heard amendments AM673 and adopted them as committee amendments to LB315. Because of technological limitations, those amendments have been filed on General File as AM842.

Rich Pahls, Chairperson