

March 26, 1973

(Start Belt #8)

Please hold down your discussions. Senator Fred Carstens.

SENATOR CARSTENS: Mr. President, what, are we on the amendment or the bill?

PRESIDENT: We are on Senator Epke's amendment to L.B. 68.

SENATOR CARSTENS: Oh, I want to talk on the bill.

PRESIDENT: Very good. Now, is there any further discussion of Senator Epke's amendment to L.B. 68. Senator Duis, do you care to discuss the Senator Epke amendment? Very good. Senator Waldron. Is there any further discussion from you regarding this amendment? All right. The question is, shall the Epke amendment be adopted. All those in favor then say aye. All those opposed say no. It is so ordered then, the Epke amendment is adopted and we have other amendments on the desk.

CLERK: All right Mr. President. Now we have an amendment by Senator Snyder on page 37 (read).

PRESIDENT: Chair recognizes Senator Snyder.

SENATOR SNYDER: Mr. President and Members of the body. This amendment was brought to my attention as you may recall, a couple of weeks ago when we asked Senator Duis to bracket the bill for a couple of days. This merely would allow the recording of this transaction in the county in which it occurs. I might add that, Mr. Clerk, you do have the second amendment of mine there, follows--

CLERK: Yes.

SENATOR SNYDER: --all right. This amendment was brought about, agreed to by Mr. Paul Quinlan of the Real Estate Commission and others who found this to their liking. Mr. President, I would move the adoption of this amendment.

PRESIDENT: Is there any further discussion of the Snyder amendment? Question is, shall the amendment be adopted. All those in favor say aye. Those opposed say no. It is so ordered, the Snyder amendment then is adopted.

CLERK: All right, Mr. President, we now have another Snyder amendment to (read).

PRESIDENT: Senator Snyder.

SENATOR SNYDER: Mr. President, I would move the adoption of this amendment. Those of us in the committee that heard this bill were made very knowledgeable and we had had some previous knowledge, of course. The matter of some of the contract agreements that have been reached regarding out of state real estate purchases, primarily some of these that are passed off as retirement villages, land speculation, etc. We were concerned that there had been problems so we wanted to take care of the Nebraska residents. However, I feel and some others feel that we still have to have some form of caveat emptor; let the buyer beware and that six months was an unduly long time so what my motion would do, would be to strike the contract not being enforceable for six months and insert a time provided in the contract which will not be less than four. This is an amendment that, again, comes about as a, a compromise between people in this area, some of us on the committee and again Mr. Paul Quinlan of the Real Estate Commission. Mr. President, I move the adoption of this amendment.