

SPEAKER MARVEL PRESIDING

SPEAKER MARVEL: Okay, we will pass over 238 unless there is objection. Senator Goodrich is not here. Senator DeCamp.

SENATOR DeCAMP: Mr. President, it is a noncontroversial bill. We might as well get it processed if we....

SPEAKER MARVEL: Let him read the bill.

CLERK: Mr. President, LB 238 offered by Senator Goodrich. (Read.) The bill was read on January 16, referred to the Banking, Commerce and Insurance Committee. The bill was advanced to General File. There are committee amendments pending, Mr. President.

SPEAKER MARVEL: Now, Senator DeCamp.

SENATOR DeCAMP: Mr. President, Senator Haberman chaired the committee during the time this bill was heard. He would prefer to go ahead with the amendment so I will let him handle it.

SENATOR HABERMAN: Mr. President, members of the Unicameral, the bill allows a commission to be paid to real estate agents in other states. The law forbids this at the present time. For example, if I am a real estate agent and I am hooked up with one of these national firms and Senator DeCamp moves from Nebraska to Iowa and I have a part of steering him to a real estate agent in Iowa, give him his name, when he arrives, who he is going to work for, what kind of a house he is looking for and maybe even set up an appointment for Senator DeCamp to see this agent in Iowa, if Senator DeCamp purchases a home from the agent in Iowa then I am entitled to a piece of the action or a piece of the commission because I started the whole thing. That is one thing that the bill does. Another part of the bill says that at the present time when someone has a complaint before the Real Estate Commission that the complaint is supposed to be considered de novo on the record which means just those things on the record will be considered. However, at the present time they are working their way around this and the people who the complaint is filed against are not in some cases providing all of the facts and they are coming in later after the first facts have been provided and saying, hey, wait a minute, Mr. Judge and Jury, and everybody else, all of the facts were not presented. These are all of the facts and we wish to have you consider these with the other ones. So this law merely does away with the ambiguity of them being able to do this. That basically is what the bill does.