

SENATOR DECAMP: No, no, no...well, if you leave the misspelling in there, you are talking...since the bill is about real estate broker (interruption).

SENATOR BEUTLER: (Interruption)...misspelled "broker"?

SENATOR DECAMP: Yes. Hey, I didn't do it.

SENATOR BEUTLER: All right, thank you.

PRESIDENT: Is there further discussion on the DeCamp amendment? Senator Barrett, do you want to say anything on the amendment? Very well. Senator Higgins. Is there further discussion on the DeCamp amendment? Senator DeCamp. Very well, the motion is the adoption of the DeCamp amendment. All those in favor vote aye, opposed vote nay. Voting on the DeCamp amendment to LB 109. Excuse me, they are technically committee amendments offered by the Chairman of the committee. Thank you, Mr. Clerk. Have you all voted? The Clerk will record.

CLERK: 25 ayes, 0 nays on adoption of the committee amendments.

PRESIDENT: The committee amendments are adopted. May we have order in the Chamber please. (Gavel.) Senator Barrett, you may proceed with your bill.

SENATOR BARRETT: Thank you, Mr. President, members of the Legislature, LB 109 is a consumer bill designed to correct some internal references in the Nebraska Real Estate License Act. Perhaps I should call your attention to three changes. The first is on page 2 which clarifies the definition of a broker by adding the word "management" to the definition of a broker, real estate broker, that is. This has been common practice in the past. The Commission has always recognized it as such but it has never appeared in statute. So amending the definition section is intended to clearly set out the fact that there is a need for a real estate license if a person is involved in real estate management. I suppose the second change is found on six and seven repealing a portion of an unfair trade practice which prohibits a licensee from negotiating a sale, a lease, an exchange, whatever if the licensee knows that there is an outstanding listing contract involving an exclusive agency or an exclusive right to sell. This prohibition would be