

amended to permit licensees to discuss then with the owner of a property which is exclusively listed for sale terms and conditions about a future listing provided the owner initiates that discussion, And I think those are the key words, the owner can initiate the discussion. This change was made desirable, I am informed, by the Real Estate Commission for the reason that the Federal Trade Commission has taken the position in some states that prohibitions such as are presently found in our statutes are unduly restricting the trade practices. Finally, page 10, a very small change, it is presently unlawful to operate without a real estate license. However, there have been cases where a person with a suspended license has been able to circumvent the existing statute and the fact that that person had a license technically eliminated them because they had been licensed previously. That essentially is the bill. Mr. President, I would move that it be advanced to E & R Initial as amended.

PRESIDENT: The Chair recognizes Senator Higgins. Excuse me, Senator Higgins, I must recognize an amendment on the desk.

SENATOR HIGGINS: All right.

CLERK: Mr. President, Senator Johnson would move to amend the bill, Senator Vard Johnson, by striking subsection 28 as found on page 9.

SENATOR V. JOHNSON: Mr. Speaker, members of the body, I am just going to offer a real tough amendment except...because it is going to cause you to think a little bit about this issue and I think it is an important amendment. Subsection 28 of this bill, which is subsection 28 of the current law, says that it is an unfair trade practice for anybody who wants to be a real estate agent, whether they be a broker or an agent, to be a felon. So if a person was a felon at the age of 20 or 21 and is now 55 years old and has long since satisfied any obligation he might have had to society in the State of Nebraska by virtue of this felony, he can't be a real estate agent. He just plain can't be an agent. Now the reason I know about this is that a man actually talked to me about this issue a couple of years ago. He was in Omaha and at that time he was very active in the Seven Step Foundation which is an organization that deals with the problems of men and women who have been felons and who are