

those of you who are not in the real estate business at all, I happen to be a broker although I am not active, understand that a property manager has two kinds of terms, one of them is a fairly specific real estate term but it is also a relatively colloquial term and oftentimes the case of apartment owners, small apartment owners especially, and in some cases large apartment complexes will offer to one of the tenants the incentive of a reduction in rent or the elimination of rent if that person will do certain things as a resident of that apartment complex, for example, shovel the sidewalks, mow the grass, make sure the lights are working and changing light bulbs, but they also will show the property, show vacancies. They will let new prospective tenants come by and they will tell them what the rent is and show them the area around, and in effect, they will be and as a matter of fact they are called "property managers". Now what this bill is doing is saying that in order to be a property manager or having the management of a property that you must be a broker and I have a real problem with that because the real estate license act, of course, is a good act, from many standpoints in that it does upgrade the professional standards of the industry and protect the public from abuse or from bad things happening to them. In some cases as in this case, I am afraid that certain acts, certain boards, certain commissions do try to constantly strengthen themselves and constantly upgrade almost to an exclusionary area and I would be a little critical right now of this particular part of this bill that they may be trying to do just that, or what we used to call or what we do call at times "turf protection" or "empire building" and I have told Senator Barrett that I want to talk with him further about this and we may have some amendments coming up on Select File. I would like not to hold up the main part of the bill dealing with the discussion of listings but I want you to know, I want it be on record that I will be talking to him about some...either the elimination of that part of it or at least some amendments on Select File. So that I have that on record but I will support it passing on General File at this point.

PRESIDENT: Thank you, Senator. The Chair would like to interrupt debate to announce some guests who are with us this morning. The State 4-H Awareness Team and Advisors from Nebraska are here under the south balcony and they are guests of Senator Vickers, and including a guest of Senator Jim Goll, Mrs. Dana Nielsen from Walthill who is visiting