

will result in the failure to have your license renewed. In my estimation once you have gone through the schools, and then jumped all the hoops that this Commission says, and are smart enough or at least able to pass the test that they put out, which many critics would say is not a true test of your knowledge of real estate, that you have completed the requirements and that mainly the continuing education part of this particular Commission is an attempt to be an empire building, an attempt to be a restriction of entry, an attempt to have a stronger hold on the members of the real estate community to the benefit of the Commission. I don't believe it is necessary. I believe that if the Real Estate Commission wants to have this kind of continuing education that it is very easy for them to come in with a bill, all by itself, to do just that. Have the debate on just the continuing education parts. I was not privileged to be at the hearing. I wish I had. We can eliminate that part of LB 101. We can still reinstate the Real Estate Commission and give it back all the duties it has and not add this additional part at this time. I would urge the adoption of the amendment.

SPEAKER NICHOL: Senator Warner.

SENATOR WARNER: I rise to oppose Senator Hannibal's amendment for a very simple reason. Most of the conversation flows that licenses are for the protection or used for the protection of whatever the group is that is being licensed. I take a very different point of view. Licenses are for the sole reason of the protection of the public. It is not only that the individual is qualified for whatever the particular activity is on the date that they receive their first license, but even more importantly it is necessary that the citizen can be assured that that individual's license is granted to a person who has kept up and is qualified on down through time. Most real estate sales from individuals probably they aren't involved in more than two or three in their lifetime. They are not going to be accustomed to all the things that you need to know in order to avoid a problem. So you need very knowledgeable real estate people that are going to be up-to-date and warn individuals of traps or mistakes that they may be making. All of us know there are a variety of changes in real estate laws from time to time, and in financing certainly from time to time. It seems to me exceedingly important, if the state says an individual is qualified when they enter the