

on page 532 of the Journal.

SPEAKER NICHOL: Senator Higgins, please.

SENATOR HIGGINS: Thank you, Mr. President. Yes, this is a friendly amendment. This is an amendment that merely, I would call it, like Senator Barrett does, a consumers bill. It's an amendment that would add to the present Real Estate Commission two lay members. Right now the Commission is made up of six members, four of whom are licensed real estate agents and the Secretary of State and one layman. And as I look at the record, I feel that the people should have more input on this Commission. I don't think you necessarily have to have a real estate license to decide whether or not a realtor has acted in an unethical manner or not. And as I say, looking at the record of the Real Estate Commission, I'm not real proud of some of their decisions. I believe I mentioned this to you before. It might be redundant, but just to remind you, in 1982 the total complaints received by the Commission were 54 and they dismissed 40 of them. In 1983 again they had 54 and they dismissed 41 of the complaints. And in 1984, just up to December 11, the complaints received were all the way up to 90, so perhaps by the end of the year they may have reached 100. As of the date that I got my information, 41 of those had been dismissed; 37 are still pending; 2 had their licenses revoked; 6 got censured and 3 had suspensions, 15 days and 60 days and 10 days. I just feel that the public should have more input on many of these commissions so that they get a fairer deal. I won't prolong this any longer because this was originally a committee amendment and the date that we voted on it ten senators were absent or excused so I am offering it today as my own amendment. Thank you.

SPEAKER NICHOL: Senator from Plum Creek, Senator Barrett.

SPEAKER BARRETT: Thank you, Mr. Speaker, and members. I believe this is an identical amendment which was offered a week ago by Senator Higgins and which was defeated at that time and hopefully will be defeated again today. An attempt to add two lay persons to a six-person commission, Real Estate Commission, four active licensed real estate brokers, one active licensed sales person and one nonlicensed lay person, six people total, all appointed by the Governor. I said to the Legislature last week and I would repeat it very