

bill that is fair. I want to mention to you that the fiscal impact on it is going to be somewhere between three and four thousand dollars because we have made it so simple for the Nebraska Real Estate Commission to hand these out. The Real Estate Commission will merely send this form to every licensed real estate agent once. Then they can photostat it as many times as they want for as many customers they have so that keeps the cost down for the state. The present fiscal impact that you might have in the book is being rewritten because of the way we have drafted this handout to the potential buyers and sellers. As soon as the amendments are adopted, then the fiscal note will be revised, but having talked to the Fiscal Analyst Office, they said it will be somewhere around 3,000 to 4,000 dollars to print enough of these to send out to all the potential or to all the licensed real estate agents and the public themselves will have the right to request this same copy. The only other thing I would add is in the bill, itself, I have an amendment up there and it merely says on page 3, line 2, strike "have the same responsibility" and insert "give every buyer a written statement of his or her rights." And the reason for that amendment was my very wise legislative aide caught the idea that as it was presently written it would have made homeowners practically have to take a real estate board exam in order to sell their own home.

SENATOR BEUTLER: Senator Higgins, for clarification, may I ask are you about to introduce your amendment to the committee amendments?

SENATOR HIGGINS: This is the amendment to the committee amendments.

SENATOR BEUTLER: Okay, Mr. Clerk, could you read that...

SENATOR HIGGINS: Oh, I am sorry.

SENATOR BEUTLER: That is all right. Then we will be a little more structured though.

CLERK: Mr. President, Senator Higgins would move to amend the committee amendments and her amendment is on page 1309 of the Journal, and as Senator Higgins read, page 3, line 2, strike "have the same responsibility", strike that language and insert "gives every buyer a written statement of his or her rights."