

SENATOR BEUTLER: Okay, Senator Higgins on the amendment to the committee amendments.

SENATOR HIGGINS: As I explained, on the amendment to the committee amendments, we merely did this so that homeowners would not have the same responsibilities as licensed real estate agents, such as taking an exam to become a licensed agent if they want to sell their own home. And it was merely a point of clarification. We, when we drafted the bill, thought it was pretty clear but we thought we had better make it plenty clear that we don't mean to sell your own home you have to be a licensed real estate agent and have all their responsibilities. If there are any lights on, I will be happy to answer any questions. If there are no lights on, I would urge the advancement of this bill. Thank you, Mr. Chairman.

SENATOR BEUTLER: Senator Pirsch, did you wish to address the amendment to the committee amendments?

SENATOR PIRSCH: Yes, I did. As a matter of fact, this was part of my problems with the committee amendments and I am glad that Senator Higgins has addressed them. On page 2, that sentence begins "every homeowner who sells his or her real estate without the services of a real estate agent gives every buyer this form." This, of course, was part of the committee amendments. I don't believe you had included the homeowner in your original bill, did you, Senator Higgins? There is a sanction for real estate buyers who do not give this form to a buyer. Is there any sanction for a homeowner who does not conform with that in the bill?

SENATOR HIGGINS: Quite frankly, Senator Pirsch, I don't believe there is any penalty for the homeowners.

SENATOR PIRSCH: Should there be or I guess I am wondering why we include the homeowner in the first place?

SENATOR HIGGINS: Okay, I am going to be right up front and tell you why.

SENATOR PIRSCH: Okay.

SENATOR HIGGINS: In working out the bill with the realtors, I agreed with them that we have a certain percentage of our