

we are talking about. Thank you.

SPEAKER NICHOL: Senator Nelson, please.

SENATOR NELSON: Mr. Speaker, I'd like to yield my time to Senator Higgins.

SPEAKER NICHOL: Senator Higgins.

SENATOR HIGGINS: Thank you, Mr. President. I have this letter from Ganz and Ganz, Attorneys at Law. I wonder if they got their law degree through the mail, or if they actually went to law school, whichever one of them wrote it. Senator Lundy, for your information it was not all my idea that this be put in the bill. Now this scenario, "Jim, I have a new listing for a wonderful home for you and Doris." Doesn't it strike you just a little stupid that a real estate agent is on a first name basis with somebody and he says, "I'm not signing anything." That sounds silly to me. It sounds silly to me that if you were on a first name basis with them you wouldn't first come right out and say, you know there is a law that says we have to let people know all their rights, but you and I, Jim, being good friends, I've already told you that I don't represent you as a buyer, I represent the seller first, but I'm going to try and be as honest and as fair with you as I can. And Jim says, realtor, take your list of rights and stick it. That is wonderful language for an attorney to put into a letter to be circulated to the Legislature. I can see the quality of this man's intellect when I read this letter. I can even see the book that he read when he got his degree through the mail. I'm not signing anything until I've looked at the house and made at least a decision of interest in it. Do you know who put in there that there should be a receipt for the rights? Marge Higgins. Do you know why she did it? To protect the real estate agents. The realtors said they didn't want it, after we'd spent days on this bill. And I said, take it out, you don't have to get a signed receipt, take it out, I don't care. Then the realtors came back and said, put it back in, we want it, we want it. I said, well I think it's a pretty good idea. It gives prima facie evidence that you did give the buyer this list of his rights. What we have is a bunch of realtors fighting with each other. They don't really know what they want. That is why you have a white copy instead of the original copy. If you look at the original copy of my bill it wasn't nearly