

this complicated. The homeowners, they knew about the bill in January...or the home builders. They are out there in the Rotunda now, personal friends of mine, supported me in my campaign. Where were they in January, February, March? Not one of them ever called me and said they had a problem with the bill. But all of a sudden today they are down here. What is their real problem? Their real problem is among themselves, it is among themselves. So the Omaha realtors got together and decided to write letters to realtors outstate and say this is a bad bill. I say this is a bad letter, talking about big brother...

SPEAKER NICHOL: One minute.

SENATOR HIGGINS: What have they got to be afraid of?

SPEAKER NICHOL: One minute.

SENATOR HIGGINS: They don't want prospective buyers and sellers to know their rights. You know what? I am ashamed, I am disgraced that the Omaha Real Estate Board and the Omaha realtors, some of whom I have bought property through, would be the ones to object to being up front with the public and not letting them know all of the rights that I have put in this bill. But this scenario is a joke.

SPEAKER NICHOL: Time is up.

SENATOR HIGGINS: You are on a first name basis and you can't get your friend to sign a simple form that says I got the form? Thank you, Mr. Chairman.

SPEAKER NICHOL: Senator Beutler, would you like to close, please?

SENATOR BEUTLER: Mr. Speaker, members of the Legislature, for those of you who don't like lawyers, I just can't pass up the opportunity to remind you today that the reason that we are into this bill, and the reason you have a bill of rights, an elaborate situation facing you today, is because this is one of the few states in the Union where lawyers aren't involved in real estate transactions at the residential level. Your lawyer would tell you what your rights are if he or she were involved, but he's not, she's not. So, so much for the editorial, I guess. In any event, even with regard to a statement of rights, there are very