

and I think I blame, not Senator Higgins, but I blame the Real Estate Association themselves because I think they did not do a good job of communicating with their people in the field in relationship to this bill. So that is my purpose of bracketing this bill until January, 1986, that I've also last Tuesday put in an interim study so we can study some of the problems because I think it is necessary to look at this industry and I concur with the things that Senator Higgins brought up because back a few years ago when I was a young married couple I did buy real estate and have bought real estate through the years and so I think that there is some legitimacy, but I think there is lots of questions that have been raised today during the debate, especially by Senator Hannibal. So my motion is simply to bracket this until 1986. I have no problem with what Senator Higgins is trying to get across, but simply I think it needs a little bit more study and in the public hearing only Senator Higgins spoke for the bill. There was no opponents to the bill and only, I think, three or four associations neutral on it and I think when Senator Higgins spoke and I just got word that the Nebraska State Realtors Association are not supporting it, the bill, at the present time, so I don't blame Senator Higgins. I simply blame the Real Estate Association and their communication with the people on the floor, so I simply would urge your support of bracketing this bill. Thank you.

PRESIDENT: Senator Higgins.

SENATOR HIGGINS: Thank you, Mr. President. It is without any question in my mind, three weeks ago the Nebraska Board of Realtors fully endorsed this bill and I would remind the body that the Omaha Real Estate Board is the largest portion of their membership according to their lobbyist. And when this bill was voted on General File it was 30-0 and I have a note here in my file from the lobbyist for the realtors saying, "Marge, I have not worked the floor on this bill." Senator Hartnett, did you write this resolution yourself?

SENATOR HARTNETT: My legislative aide did, yes.

SENATOR HIGGINS: Your legislative aide did. According to the resolution, skipping the rhetoric, it says, with the increasing popularity of sales by the homeowner and dual agency sales with buyer and seller represented by a single real estate agent there is need to determine what the