

PRESIDENT: The motion fails and the Chair recognizes...Senator Smith, I understand you did not wish to speak on bracketing, the bracketing motion. Correct?

SENATOR SMITH: Mr. President, I would like to relinquish my time to Senator Higgins.

PRESIDENT: Very well. You may have Senator Smith's time and then we have Senators Barrett, Abboud and Lundy on the list.

SENATOR HIGGINS: I would just like to respond to Senator Goodrich's remarks. Senator Goodrich, in June I wrote a letter to Secretary of State Allen Beermann suggesting this bill and I also wrote it to the Nebraska Realtors Association. That was in June and I told them that in the month of July I would not be available, but in August let's get together and discuss this bill and see what problems there might be in it for the real estate industry that might be unfeasible or unworkable. I did not hear from them until, I think it was August I got the letter I mentioned from Secretary of State Allen Beermann. As regards to N.P. Dodge, I'm only going to give you the facts. When I bought that little tiny building from them this summer and they forced me to pay \$35 for a termite inspection which I was not required to have since I paid cash for that little building, that got me to remembering that this was a bill I had long thought about introducing. Two years ago I bought a six-plex and it was listed with N.P. Dodge. Their licensed real estate agent came with the agent that I had asked to take me through the house. And at that time you know I was as stupid as the rest of us. I thought that when a real estate agent took you through a house they represented you. That is not true. In Nebraska all licensed real estate agents represent only the seller and they are required by law to get the best price for the seller. Every real estate agent knows that before you go through an apartment of a tenant you have to give them 24 hours notice. The N.P. Dodge realtor agent knocked on one of the apartment doors where a woman was having company for dinner and she was cooking and she said, could we please come in and look at your apartment? She said, well, I'm sorry, I'm having company right now. Well, she said, just let us peek in and she kept pushing and pushing and I said, please, leave the lady alone. I don't want to see that apartment, they're entertaining. She obviously had not