

given them 24 hours notice. Another couple was coming down the steps when I was going up and again she said, can we see your apartment? And they said, well we're on our way out. She said, well it won't take long. And they said, well all right. That was against real estate rules and regulations. She also told us that all the air conditioners went with the building, but after the deal was closed we found out that a couple of them belonged to the tenants. That is why in the original bill I had that they had to list everything that went with the building. She told us the washer and dryer went with it. It didn't. It belonged to a tenant. And, Senator Goodrich, that is why I mentioned N.P. Dodge and also because they were the very first ones to write a letter down here. After I had twice purchased properties they had listed, they were the very first ones to object to my bill and I can understand why. They would like to continue with these same perverse attitudes that they have towards the general public. And the biggest argument the realtors had when I first started with this bill was they did not want the public to know that no licensed agent in Nebraska is allowed to represent the buyer. By law they represent only the seller unless you enter into an agreement with a real estate agent to represent you which could mean unless you paid a licensed real estate agent to take you through a house and then write up your offer to buy and that is why I mentioned that. This is strictly a fight between the realtors themselves and nothing else.

PRESIDENT: One minute.

SENATOR HIGGINS: The realtors' lobbyist, including the Omaha Real Estate Board whom I had lunch with in Walt Radcliffe's office about a month ago, three weeks ago they had the white copy of this bill. They had agreed to all of the amendments and suddenly last Thursday they're down here. I submit to you it was the home builders that didn't like it and the reason now that Senator Hartnett says the realtors don't want it, is because we've taken the little homeowner out who tries to sell his own home. They were agreeable as long as we got the homeowner, but now that we don't put the homeowner in the bill they want to get the consumer, your constituents. Thank you, Mr. President.

PRESIDENT: Thank you, Senator Higgins. The Chair would like to interrupt debate to announce that Senator Remmers has guests in the south balcony. They are 32 seventh and