

information that the buyer is entitled to know before he signs a listing agreement or the buyer before he would sign an offer to purchase. So, briefly, that is the bill.

PRESIDENT: Very well, thank you. And before we do that, let me take care of an introduction here on behalf of Senator Hartnett who has a guest under the south balcony this morning. We're glad to welcome here, Joe Baldwin, Mayor of Bellevue. Welcome to the Chamber. Always glad to see you, Mayor. All right, Mr. Clerk.

CLERK: Mr. President, Senator Hannibal would move to amend the bill.

PRESIDENT: Amendment is withdrawn.

CLERK: Senator Hannibal wishes to withdraw. Mr. President, the next amendment I have...Senator Higgins, you had one from last year, Senator. Do you want to offer that or...?

SENATOR HIGGINS: Yes, I would, Mr. O'Donnell.

CLERK: Mr. President, Senator Higgins would move to amend. This is AM1618, I believe.

SENATOR HIGGINS: Thank you. This amendment is on page 2721 of the Journal and it actually does two things. The list of information that I mentioned that real estate agents and brokers should give out to their prospective buyers or sellers, it would add to that the buyers and sellers bills of rights, a provision telling them that real estate agents do not have to maintain confidentiality. Now my reason for doing that is, a prospective buyer does not know, normally, that all real estate agents in the State of Nebraska, by law, are required to represent the seller. So, supposing Senator DeCamp wanted to buy a house from Senator Labeledz and Labeledz said she wants \$80,000 for it. Senator DeCamp goes through the house and he tells his agent, whom he thinks is his agent, but who is really an agent by law for the seller, you know, I really want that house very badly, but let's see if we can't get it a little lower because we are going to have to make some repairs so let's make an offer for \$75,000 and, if they don't accept that, we'll go up to 78 or 79. Well, under the present law, since there is no confidentiality rule, the agent that takes the offer to the seller's real estate agent could say, here's an offer for