

amendment. If this one fails, if you fail to give the buyer or the seller 48 hours notice before they enter into this huge transaction, then my next amendment is simply to offer them a three-day cooling off period so that after they have had time to read it then they can rescind their actions. So I would move the advancement of what I, as a realtor, would prefer, and I'm not a realtor, but I have been a licensed broker and I have been a licensed agent which is why I am so familiar about the way realtors do business. So I would ask you on behalf of the real estate agents to at least adopt this amendment saying that they would hand out this information to a prospective buyer or seller 48 hours before they ask them to sign any legal documents because our survey also showed about 79 percent of the people buying and selling real estate never consult an attorney. They never consult an attorney. Some of them did after they answered my surveys because I received many complaints and I told them, my bill won't help you now, had you had that information beforehand, it may have helped you, but now it's too late. You're stuck. The only thing you can do is sue the buyer or sue the seller because the Real Estate Commission has put out a book that makes it very plain, once the realtor has made his 7 percent commission on 100,000 or \$75,000 you can't sue him. You can call him before the Board of Realtors but they aren't going to do anything to him as the records prove time and time again. So on behalf of the real estate agents, I would urge you to adopt this simple amendment and on behalf of your own constituents that they be given their bill of rights or the information 48 hours before they enter into a legal contract. Thank you.

SPEAKER NICHOL: Senator Hannibal, please, then Senator Hartnett.

SENATOR HANNIBAL: Mr. Speaker, members of the Legislature, I again rise to oppose the amendment with regret. I fully understand that Senator Higgins is very sincere and dedicated in passing this bill and amending this bill because she feels it is the right kind of bill for the State of Nebraska and I just happen to disagree with her and I hope that the majority of you on this floor do also. We can talk about the bill in its length when it becomes in its final form and comes up for passage from Select File, but let me address the amendment. Are we discussing both amendments right now, Senator Higgins, or just number two?