

Legislature will ever offer an idea before this body that is unprecedented. In other words, if some other state hasn't done it, if the federal government hasn't done it, let's not ever come up with a new idea to protect, to inform, to assist the public. I'm amazed that Senator Vard Johnson would use that kind of an argument against this amendment, that nobody else has ever done it, therefore, we ought not to do it. Senator Hannibal compares buying a 50, 75,000, 100,000 dollar house to buying a car. I can't think of anything more ridiculous. People buy cars every year. They don't buy houses every year and furthermore, nothing in this bill says you have to tell a prospective client to go down the street and look at another realtor's house. Senator Hannibal though, insinuated that that's what this bill does when he talked about buying an automobile. Finally, I want to say this. If Senator Hannibal and Johnson and the others that have stood up against this bill are so diametrically opposed to it, dynamically opposed to it, I should say, they keep saying, Senator Higgins, you've got a good idea here but we're not buying it. Would you please, one of you, Senator Hannibal, you're in the real estate business, would you please tell me why the national organization of realtors has been trying for years to come up with this very same idea and yet because they cannot agree on what should go into the bill, they do nothing? In other words, if they can't do something flawlessly, they will do nothing perfectly. So as long as they are saying, we need this, but 50 of us, 50 states can't agree what should go into it, they themselves admit that we need the legislation, but like 49 senators here, they can't agree what should go into it. Well, I know you all agree, and I know that all of you, when you go back to talk to your constituents, are going to say, we agreed with Senator Higgins, and you may eventually vote for this bill after you've gotten it watered down to where it means nothing, which is what you're doing now and which will be a nice smooth way to kind of pull the wool over the people's eyes. Just let them know, hey, I voted for the Consumer Protection Act for real estate buyers and sellers, but don't tell them you voted for a gutless bill. Be deceptive like some unscrupulous real estate agents are. Don't tell the whole truth. Hold back part of it. Take credit for passing a bill that sounds good, but by the time you get through watering it down, as you watered it down last year, take credit for advancing a bill that will sound good by title, but really will have no teeth in it, be meaningless and do little or nothing for your constituents.