

we know what a mishmash we have now. We deregulated the railroads and you can't even get a train out of your town today. We deregulated oil prices and you know how those shot up. So that's just a philosophical thing that Senator DeCamp and I disagree on. This is not a regulation. This is an opportunity for the real estate companies across the state to come up forthrightly and say, we are honest and professional people that want you to know everything in this transaction, the largest financial investment you'll ever make. Senator Hannibal's remarks that the cooling off period would take the house off the market for three days, that's all, three days, realtors sometimes take six months to sell a house. We're talking about three days. As I look around the body, I can see that they are ready to vote on this. I won't take any more of the body's time. I'll facetiously ask them to adopt this amendment because I know that it will not be, but, again, I'm going to continue to fight for this bill. If it advances this year the way the real estate people want it, where it's meaningless just like the silly 30 page booklet that the Real Estate Commission put out that tells you emphatically time after time that if you have any problems after you've sold a house, don't go to the real estate agent that you paid 7 percent commission to. You sue the buyer or you sue the seller. You read that silly book. It's a "good old boys" book. It's written by the Real Estate Commission by realtors and it's written to protect the realtors, not the people that do business with them, not the people that pay them. And again I want to reiterate and make it emphatic, and I hope the realtors in the Rotunda are listening, this bill was offered for the unscrupulous real estate agents, not for the ones that deal fairly and honestly with people. And, again, I have to repeat that it was Omaha's real estate agents where the big ones are, 57 percent object to informing the public; Lincoln, less than 56 percent, only 46 percent. But those of you who represent the rest of the state, the real estate agents in your districts, 66 percent had no objections and even offered suggestions of other things that they think should be in here to help and aid the people that are buying from them. Thank you, Mr. President.

SPEAKER NICHOL: The question is the adoption of the Higgins amendment. All those in favor vote aye, opposed nay. Record, Mr. Clerk, please.

CLERK: 6 ayes, 24 nays, Mr. President. Record vote,