Mike Lovelace January 23, 2011 471-0050

Revision: 00

FISCAL NOTE

LEGISLATIVE FISCAL ANALYST ESTIMATE

	ESTIMATE OF FIS	SCAL IMPACT – STAT	TE AGENCIES *		
	FY 201	FY 2011-12		FY 2012-13	
_	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE	
GENERAL FUNDS					
CASH FUNDS		345,800	(7,500)	10,800	
FEDERAL FUNDS					
OTHER FUNDS					
TOTAL FUNDS		345,800	(7,500)	10,800	

^{*}Does not include any impact on political subdivisions. See narrative for political subdivision estimates.

LB 23 makes several changes to the Nebraska Real Estate License Act.

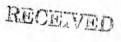
The bill allows the Real Estate Commission to charge non-resident brokers and salespersons who are granted a license under 81-885.17 an application fee. The Commission estimates this change will increase cash fund revenue by \$10,800 annually based on 80 licenses issued with a \$135 application fee.

The bill eliminates the requirement to issue pocket cards to brokers and salespersons. Expenditure savings are expected to be minimal.

The bill changes the broker and salesperson license from an annual license to a two-year license. The maximum allowed license fee is doubled to reflect this change. As the switchover is implemented there will be a one-time increase in revenue of approximately \$335,000 the first year as one-half of the licensees will be issued a two-year license and the other one-half of the licensees will still be issued a one-year license. Beyond the initial year of implementation there should not be a significant change in revenue from what is currently being collected, since only one-half of the licensees will be issued a license at double the current license fee. On the expenditure side, it would stand to reason that once implemented the workload associated with license renewals would be lowered as only one-half of the licensees will be issued a license each year. The Commission has estimated that temporary help and postage savings may add up to \$7,500 starting in the second year.

DEPARTMENT OF ADMINISTRATIVE SERVICES

REVIEWED BY	Gary Bush	DATE 1/19/11	PHONE 471-2526
COMMENTS			
NEBRASKA REAL ESTATE COM	MISSION: Agency's estimate o	f impact appears to be reasonable.	



JAN 18 2011

FISCAL NOTE LB23*EGISLATIVE FISCAL Nebraska Real Estate Commission

Prepared By	Lemon, Greg
Date Prepared	1/18/2011
Prepared Phone	402-471-2004

Estimate Provided By State Agency or Political Subdivision

	FY 201	FY 2011-2012		FY 2012-2013	
	Expenditures	Revenue	Expenditures	Revenue	
General Funds		-			
Cash Funds		10,800		10,800	
Federal Funds					
Other Funds					
Total Funds					

Explanation of Estimate:

Any costs of implementation or efficies achieved after implementation should be minimal and able to be absorbed through existing resources. The provision eliminating the prohibition against charging an application fee for those seeking licensure by recognition will increase cash fund revenues by an estimated \$10,800 annually, we will license and estimated 80 licensees by license recognition per year the next two years and the application fee is \$135.

Major Objects of Expenditure

major objects of Experiences				
	Number of Positions		FY 2011-2012	FY 2012-2013
Position Title	FY 2011-2012	FY 2012-2013	Expenditures	Expenditures
		-		
		Benefits		
		Operating		
		Travel		
		Capital outlay		
		Aid		
		Capital improvements		
		Total		