



**One Hundred First Legislature - First Session - 2009**  
**Introducer's Statement of Intent**  
**LB 29**

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**Chairperson:** Rich Pahls  
**Committee:** Banking, Commerce and Insurance  
**Date of Hearing:** January 20, 2009

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

LB 29 would amend section 81-885.19 of the Nebraska Real Estate License Act to allow licensed managing brokers to manage multiple branch offices.

Under current law, associate brokers can manage multiple branch offices, but managing brokers cannot. A managing broker is responsible for the actions of associate brokers as well as salespersons who work under them. Managing brokers answer to the State Real Estate Commission when dealing with trust accounts and potential violations. They have the most responsibility and liability and thus it makes sense to give them the same authority associate brokers have when it comes to managing branch offices.

**Principal Introducer:**

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**Senator Rich Pahls**