

*Provide an explanation for why you believe or do not believe that the occupational regulations overseen by your board have been effective.*

*The Board is responsible for supervising, inspecting, examining, and reviewing the practices of licensees under the abstracters' licensing law and regulating the registration and certification of individual abstracters, as well as those companies engaged in the business of abstracting. Board members approve continuing education credits for seminars and other education programs and monitor continuing education programs. The Board also reviews and investigates complaints against licensees.*

*The board also proctors exams for potential licensees 2 times per year.*

*The area of abstracting is a very complex one. The abstracter (title searcher) must have vast knowledge of the real estate records, the court systems, and all of the statutes that affect real property. They must also be able to read, comprehend and map a complex legal description (which can be multiple pages long) The licensing exams given by our agency provide proof that the licensees indeed have that knowledge.*

*The requirement for continuing education for bi-annual relicensing ensures that abstracters continue to learn and maintain appropriate knowledge of the industry as statutes continue to evolve. Not having that knowledge could be devastating to the public when they are involved in a real estate transaction. The general public, as well as lenders, attorneys and others need to be able to rely of the report of title produced by the abstracter in regard to their real property.*

*The Nebraska Supreme Court has found in two cases, most recently in 2022, Mai vs German, Case No S-22-0017, that the professional statute of limitations applies to abstracters, which would also affirm the importance of occupational regulations in regard to abstracting.*