Agency 41 - Real Estate Commission

Statutory Authority:

The Nebraska Real Estate Commission's statutory authority is contained in the Nebraska Real Estate License Act, R.R.S. 1943 Sections 81-885.01 through 81-885.55. The Commission is also given statutory authority to conduct certain activities as reflected in the Retirement Communities and Subdivisions Act, R.R.S. 1943 Sections 76-1301 through 76-1315; the Nebraska Timeshare Act, R.R.S. 1943 Sections 76-1701 through 76-1741; and the Nebraska Membership Campground Act, R.R.S. 1943 Sections 76-2101 through 76-2121.

Vision Statement:

A Commission that is knowledgeable in real estate matters, and alert and effective in identifying key real estate issues and trends that may affect the interests and concerns of Nebraska citizens.

Mission Statement:

To protect the public interest of Nebraska citizens through the efficient and effective administration of the Nebraska Real Estate License Act and the registration of Timeshare projects, Subdivided Land projects, Retirement Communities and Subdivisions, and Membership Campgrounds.

A Commission that will conscientiously and without prejudice address these issues through licensing regulation, education, qualification requirements, and due process, so that our citizens remain protected.

Goals:

1. To ensure that only qualified real estate salespersons and brokers serve the public.
2. To enforce the requirements of the Real Estate License Act, the Nebraska Timeshare Act, the Membership Campground Act, and the Retirement Communities and Subdivisions Act.
3. To regulate the activities of licensees and resolve complaints against licensees.
4. To develop, review, and approve courses in real estate education, and train and approve course instructors.

Financial Data:

	Actual FY02	Approp FY03	Request FY04	Recom FY04	Request FY05	Recom FY05
General Fund	0	0	0	0	0	0
Cash Fund	792,573	913,400	909,802	919,463	926,477	948,969
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total Agency	792,573	913,400	909,802	919,463	926,477	948,969

Agency 41 - Real Estate Commission
Program 077 - Enforcement Of Standards - Real Estate

Program Objectives:

For simplicity, we have combined the Goals, Objectives, and Performance Measures in the Performance Measures section.

Financial Data:

	Actual FY02	Approp FY03	Request FY04	Recom FY04	Request FY05	Recom FY05
General Fund	0	0	0	0	0	0
Cash Fund	792,573	913,400	909,802	919,463	926,477	948,969
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total	792,573	913,400	909,802	919,463	926,477	948,969

Performance Measures:

Since the entire agency operates under one program, Program 77, the Goals, Objectives, and Performance Measures apply on an agency-wide basis.

Goal 1 - To ensure that only qualified real estate salespersons and brokers serve the public.

To accomplish this goal, the Agency continues to verify complete applications; review disciplinary and conviction histories; require passage of real estate licensing examination; and require evidence of errors and omissions insurance.

Performance Measure - The ongoing assessment of licensing processes indicates measures are adequate to insure licenses are not issued until all review and verification measures are complete and satisfactory.