

## LEGISLATIVE BILL 527

Approved by the Governor May 3, 1995

Introduced by Wickersham, 49

AN ACT relating to real estate; to amend section 76-214, Revised Statutes Supplement, 1994; to provide access to certain statements relating to recording title to real estate; and to repeal the original section.

Be it enacted by the people of the State of Nebraska,

Section 1. Section 76-214, Revised Statutes Supplement, 1994, is amended to read:

76-214. (1) Every grantee who has a deed to real estate recorded which was executed after July 21, 1965, and every purchaser of real estate who has a memorandum of contract or land contract recorded which was executed after July 16, 1994, shall, at the time such deed, memorandum of contract, or land contract is presented for recording, file with the register of deeds a completed statement as prescribed by the Tax Commissioner. For all deeds executed and recorded after January 1, 1986, and for all memoranda of contract and land contracts executed and recorded after July 16, 1994, the statement shall contain the social security number of the grantee or purchaser, if living, or the federal employer identification number of the grantee or purchaser. This statement may require the recitation of any information contained in the deed, memorandum of contract, or land contract, the total consideration paid, the amount of the total consideration attributable to factors other than the purchase of the real estate itself, and other factors which may influence the transaction. This statement shall be signed and filed by the grantee, the purchaser, or his or her authorized agent. The statement form shall be designed so that multiple copies are generated. Beginning January 1, 1995, a copy of the statement shall be provided to the county assessor which shall have the blank which would contain the social security number or the federal employer identification number obscured or removed so that this information is not on that copy. If the grantee or purchaser fails to furnish the statement, the register of deeds shall not record the deed, memorandum of contract, or land contract. The register of deeds shall indicate on the statement the book and page or computer system reference where the deed, memorandum of contract, or land contract is recorded and shall immediately forward the statement to the county assessor. The county assessor shall process the statement according to the instructions of the Tax Commissioner and shall, when directed, forward the statement to the Tax Commissioner. Except as provided in subsection (2) of this section, the statement and the information contained therein shall be confidential and available to tax officials only.

(2) ~~Registered, licensed, certified residential, and certified general real estate appraisers~~ Any person shall have access to statements at the office of or on file with the county assessor which have been filed on or after January 1, 1995.

Sec. 2. Original section 76-214, Revised Statutes Supplement, 1994, is repealed.