

NEBRASKA REALTORS® ASSOCIATION
LEGAL HOTLINE
A source of legal information at your fingertips

Since 1990 the Nebraska REALTORS® Association has provided a member service designed to answer your legal questions about the ever-changing and fast-paced real estate industry -- The Nebraska REALTORS® Association Legal Hotline.

Agency, license law, antitrust, affirmative marketing, closings, trust accounts, disclosure, contracts . . . These are just a few of the many topics with far reaching legal ramifications that play a part in today's real estate marketplace. Topics which real estate agents MUST have the correct information about and which affect REALTORS® in today's competitive real estate marketplace.

Ward F. Hoppe of Lincoln is the attorney who administers the program.

Here's how the program works:

Q: Who may use the service?

A: All Designated REALTORS® and branch managers or REALTORS they designate, may have access to the Hotline, by providing their personal access code number when making the call. Local Board Executive Officers and Board Presidents may also use the Hotline, and will be furnished with access code numbers. Designated REALTORS⁷ will be required to submit an access request form to the Association, to identify those individuals which they wish to have access to the Hotline.

Q: Will the Designated REALTOR® and their designees be using the same access code?

A: No every individual will receive his/her own access code number.

Q: How do I use the Hotline?

A: Once you have received your personal identification number, simply call the attorney. You will then be asked to provide your name, firm and access code number. Your number will then be verified. If possible, you will be given the answer to your question at that time. If additional research is necessary, the attorney will call you back.

Q: What are the hours of the Hotline?

A: The Legal Hotline will be in operation 10:00 A.M. to 12:00 Noon and 2:00 P.M. to 4:00 P.M., Monday through Friday, excluding legal holidays.

Q: Are there topic areas that the Hotline will not address?

A: Yes, REALTOR® Code of Ethics questions and Arbitration questions will be referred back to the Local Board, as well as questions involving local board policies and procedures.

Q: What are the major topic areas the Hotline will address?

A: Brokerage, Contracts, Conveyancing, Finance, Landlord/Tenant Law, Liability of Agent(s), License Law, Real Property Law, Special Real Estate Related Law, Taxation, Antitrust and Fair Housing.

Q: May I ask more than one question?

A: Only one question per call is allowed. The Hotline's intention is to provide a complete answer to you while at the same time keeping the line open for others with access to the service.

Q: What if I want to use the Legal Hotline law firm as my own attorney?

A: You are not prohibited from engaging the law firm as your attorney. However, any attorney-client relationships can only be established outside the Hotline and must be initiated by a member through the law firm's phone number. Any calls handled through the Hotline do not result in an attorney-client relationship. The Hotline is a source of legal information and no such attorney-client relationship is intended or implied.

Q: If I get a verbal answer, will I get it in writing later?

A: Yes. All calls will be followed with a written confirmation within two business days.

Q: How much will this service cost?

A: There is no charge for signing up or using the Legal Hotline.

The Nebraska REALTORS® Association Legal Hotline is intended to help keep its members abreast of legal developments and concerns involving real estate brokerage and sales. It is also designed to improve the real estate brokerage profession generally by supplementing educational programs and written materials with answers to specific questions on legal issues. The Hotline is not your lawyer; it is a source of legal information for you. It is for you, not to pass along to clients and customers. The Hotline is a part of the Nebraska REALTORS® Association's effort to achieve a stronger, more expert profession.

