

Ladies & Gentlemen:

Please strongly consider including real estate agents and brokers for antitrust action under any new legislation. This group has been exempt from penalties for collusion and anti-competitive behavior for far too long. The fact all real estate agents within a given market charge the same commission, regardless of the duration of a listing, the services provided or local market conditions, is no coincidence. The fact a six percent commission is considered the "standard rate" nationally is no coincidence either. Attorneys in Grand Island, NE are not able - due to market conditions - to charge the same fees as those in New York, NY. Why should real estate agents charge the same fees? The market conditions in Grand Island and New York are hardly the same, in real estate or in the Law.

This is a situation that has, due to the strong lobbying of the National Association of Realtors, been allowed to continue for far too long. Your committee has an opportunity to correct this oversight; please don't fail to do so.

Sincerely,

Peter M. Rockwell
386 Concord Place
Bloomfield, MI 48304-1729
Ph: (248) 246-9528
Fax: (248) 246-5771