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Note from Your Lobbying Team

Last Friday was a big deadline at the Legislature, and we saw 256 bills die. Amongst the fallen:

- [AB43](#) would have set the minimum property tax cap at 3% instead of the current 0%
- [AB263](#) would have repealed the Commerce Tax
- [AB353](#) would have allowed a potential applicant for licensure to petition a regulatory body to review his or her criminal history to see whether the body would grant them a license if they fulfilled the other requirements
- [AB373](#) would have changed the regional representation on a number of boards and commissions
- [AB462](#) would have rolled back a lot of the construction defects changes that were enacted in 2015
- [SB24](#) would have authorized cities to require the registration of vacant properties
- [SB161](#) would have clarified what constitutes an unreasonable denial for drought tolerant landscaping installation in an HOA
- [SB378](#) was a comprehensive bill dealing with controlled substance that had a provision to prohibit landlords from penalizing a tenant using medical marijuana if the tenant had a valid registration card

With 46 days left to the session, we now are working from one deadline to the next... And the next deadline is Tuesday, April 25, by which time bills have to pass out of their house of origin (unless exempt). That means long floor sessions in both the Assembly and the Senate, and a lot of votes.

Depreciation Reset at Point of Sale

April 21, 2017 EDITION

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2017 Major Investors

Investment completed as of April 20, 2017. Pledges listed for those who have invested at least \$300 as of the above date.

Platinum R (\$10,000+)

Jack Woodcock

Golden R (\$5,000+)

Nancy Anderson
Diane Brown
Ken Gragson
Heidi Kasama
Keith Lynam
George Peek
Devin Reiss

[SJR14](#) proposes to change the Constitution to reset the depreciation on a property when that property is sold or transferred. If the property is sold, within the first year of ownership, the property is not eligible for any adjustment provided by the legislature for the age of improvements to the real property.

Since this is a proposed change to the Constitution, not many details are included to let the Legislature formulate the details of how this would work through statute. Because this resolution proposes a change to the Constitution, it would have to pass the 2017 Legislature, then pass again in the 2019 Legislature, after which it would go to a vote of the people in 2020.

NVAR is monitoring this measure. It was heard in Senate Revenue and Economic Development on April 11.

Notarization of Rental Agreements

[AB161](#) was introduced with the intent to address squatters presenting a fake lease to authorities when there's a squatting complaint. As introduced, it would have required that any written rental agreement for a single-family residence to be notarized.

It passed out of the Assembly Commerce and Labor Committee with an amendment that in some ways makes the bill even worse. While the amendment removes the requirement that the lease be notarized, what it adds in its place is quite problematic:

- agreement must include a disclosure at the top of the first page, in a font at least twice as large than any other font used in the rest of the agreement
- disclosure must advise tenant that lack of notarization creates a rebuttable presumption that the tenant does not have a right to lawful occupancy (i.e. authorities would not accept the lease as a proof that they are not squatters)
- disclosure must also advise tenant that lack of notarization does not render the agreement invalid and the landlord may enforce the agreement whether it is notarized or not
- adds into law that a person is presumed to know entry into a home is without permission of the owner unless the person provides a rental agreement that is notarized and includes the current address and phone number of the owner or representative

NVAR supports efforts to curb the squatting problem, however this bill - as introduced and as amended - does not fix the issue at hand. We continue to work with the proponents of the bill to find a real solution without putting landlords and tenants at risk.

Early Lease Termination for Victims of Certain Crimes

Linda Rheinberger
Mark Stark

Crystal R (\$2,500+)

Tom Blanchard
Rosa Herwick
Charles Kitchen
Buck Schaeffel
Kevin Sigstad (pledge)
Chantel Tilley (pledge)
Melissa Zimbelman

Sterling R (\$1,000+)

Forrest Barbee (pledge)
Lee Barrett (pledge)
Scott Beaudry (pledge)
Chris Bishop (pledge)
Becky Blankenburg
Steve Bohler
Paul Bottari
Joe Brezny
Edee Campbell (pledge)
Janet Carpenter
Sherrie Cartinella
Betty Chan
Christina Cova-Simmons (pledge)
Cheryl Delahanty
Amber DeLillo
Todd Disbrow
Wendy DiVecchio
Kellie Flodman
Ernie Freggiaro
John Graham
Bob Hamrick
Azim Jessa
Soozi Jones-Walker
Keith Kelley (pledge)
Joan Kuptz
Tim Kuptz
Kris Layman
Karen Marsa (pledge)
Greg Martin
Penny Mayer
Doug McIntyre
Teresa McKee
Theresa Meyer
Bobbi Miracle
Mark Miscevic
Cassandra Mor
Carol Murphy
Kendra Murray (pledge)
Debbie Primack
Bill Process (pledge)
Pam Reese
Tedd Rosenstein
Kellie Rubin

[AB247](#) would extend the current provisions allowing victims of domestic violence to terminate their lease to victims of harassment, sexual assault and stalking if those victims present a police report or protection order issued by the court. It would also narrow the definition of qualified third party who are able to present a written affidavit supporting the domestic violence claims of a tenant.

NVAR supports this bill. It passed out of the Assembly unanimously, and was heard in the Senate Commerce, Labor and Energy Committee on April 21 with few questions from committee members.

Flat Recording Fee

AB169 would create a flat recording fee of \$25 instead of the \$10 for the first page and \$1 for each additional page, except for mining recordings.

NVAR supports this measure. It passed out of the Assembly on April 21 on a 33-5 vote.

2017 SESSION BY THE NUMBERS

The 79th Session of the Nevada Legislature began on February 6, 2017, and will adjourn sine die on June 6, 2017.

BILLS

of BDRs 1164
of Senate Bills 542
of Assembly Bills 518

Bills Tracked by NVAR 68

DEADLINES

3/20	Bill Introductions by Legislators (204)
3/27	Bill Introductions by Committees (180)
4/14	First House Committee Passage (256)
4/25	First House Passage
5/1	Economic Forum
5/19	Second House Committee Passage
5/26	Second House Passage
6/5	Sine Die

Neil Schwartz
Sande Smith (pledge)
Lillian Spencer
Brad Spires
Dave Tina, Jr.
Dave Tina Sr.
Sandy Wakefield
Cherie Williams (pledge)
Judie Woods
Julie Youngblood
Zar Zanganeh
Kamyar Zargari

Association Corporate Investors

NVAR - Platinum R
GLVAR - Platinum R

RSAR - Crystal R
SNAR - Crystal R
SNCCIM - Crystal R

ECAR - Sterling R
IVBOR - Sterling R

Contact NVAR

For more information, please contact:

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- NVAR CEO [Teresa McKee](#)

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- [Joe Locatelli](#), GLVAR
- [Heather Lunsford](#), SNAR and IVBOR
- [Jim Nadeau](#), RSAR and ECAR

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Prepared by Carrara Nevada for the Nevada Association of REALTORS®

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Nevada REALTOR Advocate

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<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/4705/Overview>

* AB263 would have repealed the Commerce Tax

<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5148/Overview>

* AB353 would have allowed a potential applicant for licensure to petition a regulatory body to review his or her criminal history to see whether the body would grant them a license if they fulfilled the other requirements

<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5363/Overview>

* AB373 would have changed the regional representation on a number of boards and commissions

<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5391/Overview>

* AB462 would have rolled back a lot of the construction defects changes that were enacted in 2015

<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5716/Overview>

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