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Short-Term Rentals... An Issue All Over the State!

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In mid-spring, the North Lake Tahoe Fire Protection District (NLTFPD) proposed a Resolution that would have mandated all vacation rentals in Incline Village and Crystal

Bay apply for an annual permit, undergo a yearly home inspection and comply with potentially overreaching standards such as a home remodel, floorplans posted behind each bedroom door, and requiring homes to come into compliance with the current building code standards in order to operate as a vacation rental. The proposed Resolution would have

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2017 Major Investors

Investment completed as of August 9, 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+)

severely impacted property rights and restricted property owners' abilities to rent out their homes.

As you may recall, a Call For Action was sent out to IVBOR members mid May asking NLTFPD Board members to oppose the Resolution. Thank you to everyone who responded to the Call For Action. IVBOR supports fire prevention and safety, and welcomes any opportunity to work with the Fire District to enhance safety of homeowners and renters. Since then, workgroups have been established from both IVBOR and NLTFPD to work together on addressing the issue.

Stay tuned for next steps. Please contact [Heather Lunsford](#) for additional information and questions.



Short-term/vacation rentals seem to be one of the hot topics across Douglas County right now. Douglas County Commissioners had a

special meeting to review their current short-term rental policy and look what other jurisdictions are doing. With a large majority of Douglas County's short-term/vacation rentals being up at the Lake, the Commissioners were asked to compare their current ordinance to the City of South Lake Tahoe's. After lengthy conversations, Douglas Commissioners decided to put any action on hold until after summer. The Government Affairs Committee is going to continue discussions with staff and monitor the issue.

Truckee River Flood Control Project Needs Committee



The Truckee River Flood Control Project Needs Committee is the result of [Assembly Bill 375 of the 2017 Nevada Legislative Session](#). This committee is empowered to review various funding (revenue) sources to be utilized to fund the Truckee River Flood Control project.

The committee is comprised of legislators, local business representatives, local government representative appointees, and a labor representative. RSAR member Marge Frandsen has been appointed by NVAR President Greg Martin to represent REALTORS®.

The first meeting of the committee will be held on August 17, 2017. The work of the committee must be completed by April 1, 2018.

Rental Units Availability and Affordability in Reno

The Reno City Council has recognized the limited availability of rental units and increasing rental costs within the city. The Council has directed staff to begin researching potential methods to address the issue. These methods may include

Nancy Anderson
Rick Brenkus
Diane Brown
Wendy DiVecchio (pledge)
Ken Gragson
Heidi Kasama
Patty Kelley (pledge)
Joanne Levy
Keith Lynam
Greg Martin (pledge)
George Peek
Devin Reiss
Linda Rheinberger
Buck Schaeffel (pledge)
Mark Stark
Dave Tina, Jr.

Crystal R (\$2,500+)

Vandana Bhalla
Tom Blanchard
Rosa Herwick
Jessica James (pledge)
Charles Kitchen
Chris Plastiras
Kevin Sigstad (pledge)
Chantel Tilley (pledge)
Melissa Zimbelman

Sterling R (\$1,000+)

Mark Ashworth (pledge)
Forrest Barbee
Lee Barrett
Scott Beaudry (pledge)
Chris Bishop (pledge)
Becky Blankenburg
Harvey Blankfeld
Steven Bohler
Paul Bottari
Joe Brezny
Edee Campbell
Janet Carpenter
Sherrie Cartinella
Betty Chan
Melanie Cohen
Cathi Colvin (pledge)
Christina Cova-Simmons (pledge)
Shawn Cunningham (pledge)
Cheryl Delahanty
Amber DeLillo
Todd Disbrow
Kellie Flodman
Ernie Freggiaro
John Graham
Bob Hamrick
Ron Hoy
YaYa Jackoby



addressing the supply side by encouraging increased building of rental units. Other considerations may include rent control ordinance, inclusionary zoning, and/or landlord registration. No specific approach has yet to be determined. RSAR is involved in the discussions, as well as builders and

developers.

Commercial Real Estate in Clark County



Recently, the Clark County Commission considered an ordinance that substantially revises the parameters associated with

parking and landscaping requirements for commercial operations.

Members of the Commercial Alliance Las Vegas expressed concern with the far reaching impact the proposed ordinance would have on all future commercial development in the County. Working with GLVAR leadership, the County Commission and county staff addressed many of the concerns expressed by GLVAR – including parking space ratios, minimum standards for landscaping, and bicycle parking spaces standards.

GLVAR appreciates the support that Commissioners and county staff gave to our commercial real estate practitioners on this issue and other issues moving forward that impact commercial real estate activities in the county.

Signage in Clark County



Change could be coming to the signage code in Clark County and other municipalities as a result of the 2015 US Supreme Court decision

of *Reed Vs. Town of Gilbert Arizona*. Municipalities throughout the United States have been reluctant to make any bold moves and as a result have been looking to see who's going to take action.

To date, your Government Affairs team has been working with the County. Clark County officials are looking at their current signage policy, including the use of open house signage and its functionality within the county limits.

Although open house sign policies may differ from jurisdiction to jurisdiction, the key is to use common sense when placing open house signs (off premise signage that direct a buyer to a home for sale) and "for sale" signs (on-premise signage posted on a seller's property). By following the local sign ordinances, REALTORS® maintain a positive and professional reputation with local elected officials, and that in return adds credibility to crafting a comprehensive signage policy that doesn't impede REALTORS® and homeowners from marketing properties for

- Azim Jessa
- Blane Johnson
- Soozi Jones-Walker
- Keith Kelley (pledge)
- Joan Kuptz
- Tim Kuptz
- Kris Layman
- Stephen Lincoln (pledge)
- Deborah Logan (pledge)
- Thomas Love
- Karen Marsa (pledge)
- Penny Mayer
- Fred McElroy
- Doug McIntyre
- Margie McIntyre (pledge)
- Teresa McKee
- JC Melvin
- Michael Mentaberry (pledge)
- Theresa Meyer
- Bobbi Miracle
- Mark Miscevic
- Cassandra Mor
- Carol Murphy
- Kendra Murray (pledge)
- Janet Pahl
- Brandon Park
- Debbie Primack
- Bill Process
- Pam Reese
- Ricci Rodriguez-Elkins (pledge)
- Tedd Rosenstein
- Kellie Rubin
- Marv Rubin
- Neil Schwartz
- Sara Sharkey-Alexander (pledge)
- Dusty Shipp
- Sandee Smith (pledge)
- Lillian Spencer
- Brad Spires
- Robert Andy Stahl
- Marcella Syme (pledge)
- Katherine Tatro
- Dave Tina Sr.
- Sandy Wakefield
- Cherie Williams
- James Winer
- Judie Woods
- Julie Youngblood
- Zar Zanganeh
- Kamyar Zargari

Association Corporate Investors

- NVAR - Platinum R
- GLVAR - Platinum R
- RSAR - Crystal R

sale.

That said, please keep up to date with signage policy in the jurisdictions where you are doing business and stay tuned for further changes in Clark County.

REIMAGINE RENO Masterplan



The City of Reno is finalizing their "REIMAGINERENO" city masterplan. The masterplan is the city's land use plan and is used as a guide for future development. It identifies the types and locations of development that are preferred to be built in the future geographic region.

[The masterplan FAQs may be viewed here.](#)

Landlord Training Program



Clark County considered a proposal to mandate property managers to go through a training program by the County in conjunction with the Las Vegas Metropolitan Police Department.

GLVAR advised the County that it would most likely have legal challenges from the state if implemented, because REALTORS® in Nevada are licensed under NRS 645. GLVAR's concern was that the word "condominium" was in the proposed code along with the word "motel," and the original intent of the proposed code was for motel managers to receive training to address safety concerns. GLVAR recommended that the County remove the word "condominium" and the County agreed: issue resolved.

SNAR - Crystal R
SNCCIM - Crystal R

ECAR - Sterling R
IVBOR - Sterling R

Contact NVAR

For more information, please contact:

- NVAR President [Greg Martin](#)
- NVAR Legislative [Keith Kelley](#)
- NVAR CEO [Teresa McKee](#)

Contact Government Affairs Directors

- [Jenny Reese](#), NVAR
- [Isabelle Beaumont-Frenette](#), NVAR
- [Joe Locatelli](#), GLVAR
- [Heather Lunsford](#), SNAR and IVBOR
- [Jim Nadeau](#), RSAR and ECAR



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Nevada REALTOR Advocate

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Greater Las Vegas Association of REALTORS(r)

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