



NEW Call to Action on Tax Reform



OUR WORK IS NOT DONE! We still have an opportunity to influence Congress to help make the tax reform bill more favorable to homeowners

and consumers. Now that both the House and Senate have passed The Tax Cut and Jobs Act, a Conference Committee will begin to address the differences between the two bills.

Important improvements in the legislation are possible by encouraging Congress to maintain the current law for the mortgage interest deduction and capital gains exclusion. Retaining current law makes the bill more favorable to homeownership.

[Take action to tell Congress to protect middle-class homeowners.](#)



Register to Vote!



As REALTORS®, we are targeted every legislative session for industry specific taxes. Real estate transfer taxes, direct taxes on your commissions, and heavy restrictions added to the close

have been proposed in Nevada. How do we fight these bad proposals on your behalf? With the strength of our numbers. NVAR is the largest trade association in the state. When our members register to vote in high numbers and show up at the polls, it gives a lot of strength to our voice.

Are you registered to vote? Are your colleagues around the

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2017 Major Investors

Investment completed as of December 4, 2017. Pledges listed for those who have invested at least \$500 as of the above date.

Platinum R (\$10,000+)

Jack Woodcock

Golden R (\$5,000+)

Nancy Anderson
Rick Brenkus
Diane Brown
Wendy DiVecchio
Ken Gragson
Heidi Kasama

office? Registering to vote takes less than a minute online at www.registertovotenv.com. You'll need your Nevada driver license or state ID.

Together, we keep Nevada REALTORS® strong, and defend our industry.

Vacation Home Rentals

City of Las Vegas

As discussed a couple of months ago, the City of Las Vegas has been considering requiring quarterly reports from hosting platforms (like AirBnB, FRBO and Homeaway) as well as from independent operators of short-term residential rentals. The Council recently voted to implement this change and will require quarterly reports starting on January 1, with the first report due for activity through March. The report will need to include:

- the number of bookings, listings and operators
- the average number of bookings per listing
- current year-to-date booking value
- current year-to-date revenue collected from all rentals through the hosting platform, disaggregated by operator, and
- the average length of a short-term residential rental

Those hosting platforms and operators who do not comply with this code change and are suspected of violations could be subpoenaed and required to provide the information mandated under the code. Through this change, the City hopes to better understand the impact of short-term residential rentals within the city limits.

Incline Village and Crystal Bay



In early 2017, the North Lake Tahoe Fire Protection District 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 overreaching standards. The proposed Resolution would have severely impacted property rights.

Over the course of the past six months, the IVBOR Public Policy Committee's workgroup has continued to work with members of the North Lake Tahoe Fire Protection Districts staff. As a result of workgroup collaboration, both parties will implement an educational campaign to protect and promote the health and safety of property owners, renters, and visitors.

The campaign will begin in early 2018 and will run for two years.

Patty Kelley
Joanne Levy
Keith Lynam
Greg Martin
Doug McIntyre
George Peek
Devin Reiss
Linda Rheinberger
Buck Schaeffel
Kevin Sigstad
Mark Stark
Dave Tina, Jr.
Dave Tina, Sr.

Crystal R (\$2,500+)

Vandana Bhalla
Tom Blanchard
Sharon Exarhos
Bob Hamrick
Rosa Herwick
Soozi Jones-Walker
Charles Kitchen
Chris Plastiras
Pam Reese
Brandon Roberts
Chantel Tilley
Melissa Zimbelman

Sterling R (\$1,000+)

Tina Africk
Billy Alt
Mark Ashworth
Forrest Barbee
Lee Barrett
Robert Bartshe
Jillian Batchelor
Katie Bawden
Scott Beaudry
Chris Bishop
Becky Blankenburg
Harvey Blankfeld
Steven Bohler
Paul Bottari
Joe Brezny
Edee Campbell
Janet Carpenter
Marshall Carrasco
Matt Carter
Sherrie Cartinella
Betty Chan
Teresa Chapman
Avis Cherry
David Cloutier
Melanie Cohen

South Lake Tahoe



The City of South Lake Tahoe continues to redefine and restrict the ability to rent your home as a short-term rental (28 days or less). The City of South Lake Tahoe recently took up

on first reading a 45-day moratorium on the receipt of vacation home rental permit applications outside the Tourist Core Area Plan zone.

Following the conclusion of another meeting, the Council adopted additional new regulations capping the number of vacation home rental permits to be issued outside of the City's Tourist Core Area Plan (these are the commercial areas). The new rules further restrict occupancy, parking, violation fees, and owner compliance.

Reno Building Improvement District



The City of Reno is in the development phase of implementing a Downtown Reno Building Improvement District (BID). Initial ideas suggest the creation of a non-profit Downtown Management Organization comprised of stakeholders within the district. The City would re-engineer two

assessment districts into one business improvement district allowed by NRS 271. This district would be similar to existing districts in Boise, ID, Spokane, WA, Salt Lake City, UT, and Sacramento, CA.

The Management Organization Services would involve:

- Augment Reno policing efforts with a team of uniformed ambassadors and case workers.
- Continue enhanced city policing services deployed in walking and/or biking patrols.
- Continue enhanced maintenance services along Virginia Street, add "spot cleaning" to other parts of the downtown.
- Support a new executive director and marketing resources for the Downtown Management Organization.

Affordable Housing in Douglas County



Douglas County has started looking into ways to create/generate more affordable housing. We expect the county to take a closer look at

workforce housing and what incentives could be offered to developers, including revisions to codes and updated zoning

Cathi Colvin
Shawn Cunningham
Anje de Knijf
Cheryl Delahanty
Amber DeLillo
Todd Disbrow
Margaret Finel
Rocky Finseth
Kellie Flodman
Jody Foley
Ernie Freggiaro
Bob Getto
Robert Gluskin
John Graham
Christin Griffin
Bert Gurr
Molly Hamrick
Faith Harmer
Steven Hawks
Eric Heinen
Ron Hoy
YaYa Jackoby
Judith Jacobsen
Jessie James
Azim Jessa
Blane Johnson
Lyn Karol
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Beth Kitchen
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Michael Mentaberry
Theresa Meyer
Bobbi Miracle
Mark Miscevic
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Laura Moline
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Carol Murphy

modifications. The Government Affairs Committee has been monitoring closely and providing input.

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Pete Torsiello
Sandy Wakefield
Cherie Williams
James Winer
Kathleen Woodcock
Judie Woods
Julie Youngblood
Craig Zager
Zar Zanganeh
Kamyar Zargari

**Association Corporate
Investors**

NVAR - Platinum R
GLVAR - Platinum R
NV Homeowners Alliance -
Platinum R

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

ECAR - Sterling R
IVBOR - Sterling R
NV CRS - Sterling R
ORRA SGS - Sterling R

Contact NVAR

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