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Note from the Lobbying Team

The Legislative Session started on Monday with the usual pomp and circumstance: legislators were sworn in, standing rules adopted and the pre-filed bills were officially introduced.

Budget hearings are in their third week, and legislators are already working long hours. With so many pre-filed bills (over 200), things are moving faster than usual in Carson City. Some bills are already passing out of committee and making it the floor. We are seeing major initiatives that are not real estate related already starting to drop, like the [minimum wage bill](#) referred to by Senate Majority Leader Ford on the first day of session.

With that, read below about a few measures with a potential impact on real estate that have been introduced so far.

Vacant Property Registry

[SB24](#), introduced on behalf of the Nevada League of Cities and Municipalities, would allow cities to adopt an ordinance to create a vacant property registry. The cities would be able to require a fee for such a registration, an annual renewal and contact information for the owner's local contact, and to impose civil penalties for failure to comply.

NVAR is opposed to the measure as written for several reasons, including that such a registry, because it is administered by a public entity, would be public record and would put the vacant property on a target list for bad actors. There is a concern that, as written, it would penalize property owners who choose not to develop on their land for a period of time, and therefore infringe on their property rights. NVAR is also concerned with

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2016 Major Investors

Investment completed as of December 31, 2016

Platinum R (\$10,000+)

Judy Phebus
Jack Woodcock

Golden R (\$5,000+)

Nancy Anderson
Diane Brown
Ken Gragson
Heidi Kasama
Patty Kelley
Joanne Levy
Keith Lynam
George Peek
Devin Reiss

the bill's impact on commercial real estate in Nevada.

This bill has not been scheduled for a hearing yet.

Sealing of Eviction Records

[AB107](#) would provide that eviction records, from the affidavit of complaint to any court order, be sealed for 60 days. The intent is to provide a tenant the opportunity to find alternate housing without the stigma of eviction proceedings showing up on their background check.

NVAR opposes this bill, as it would prevent a potential landlord from getting a complete background check on prospective tenants. Proponents of the bill have indicated that more work needs to be done on the bill and they've reached out to the Lobbying Team to discuss NVAR's concerns.

This bill has not been scheduled for a hearing yet.

Allowing Cities to Lien for Unpaid Utilities

[AB8](#), introduced by the Nevada League of Cities and Municipalities, proposes to expand the cities' ability to lien for unpaid charges from sewer service only to utility service. In discussions with proponents of the bill, NVAR expressed that this language might be overly broad. The League has indicated that they are planning on amending the bill to only allow cities to have the same powers as the county when it comes to sewer, storm water and water.

This bill has not been scheduled for a hearing yet.

Foreclosure on Veterans' Properties

[SB33](#), introduced on behalf of the Governor's office, would prevent a mortgage servicer from conducting a foreclosure if the borrower is a servicemember and is on active duty or deployment, and for a period of one year after the end of the active duty or deployment.

NVAR supports this effort. This bill has not been scheduled for a hearing yet.

Stay up to date on legislative matters weekly! The Nevada REALTOR® Advocate is published weekly on Fridays throughout the Legislative Session.

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Mark Stark

Crystal R (\$2,500+)

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Thomas Blanchard
Sharon Exarhos
Rosa Herwick
Charles Kitchen
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Brandon Roberts
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David Tina Sr.
David Tina Jr.
Pete Torsiello
Sandra Wakefield
Cherie Williams
James Winer
Kathy Woodcock
Judie Woods
Julie Youngblood
Craig Zager
Zar Zanganeh

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Contributors**

NVAR - Platinum R
GLVAR - Platinum R

RSAR - Crystal R
SNAR - Crystal R

IVBOR - Sterling R
ECAR - Sterling R
Southern Nevada CCIM - Sterling
R

Northern Nevada MLS -
Corporate Ally Program

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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Prepared by Carrara Nevada for the Nevada Association of REALTORS®

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This email is not a solicitation. You have an established and ongoing business relationship with the Nevada Association of REALTORS® (NVAR). NVAR's mission is to strive to enhance the success of its members while protecting private property rights and advocating for its members' interests. NVAR provides services to 15,000 REALTORS® throughout Nevada. NVAR is here to serve you - the professional REALTOR®.

NVAR Office
760 Margrave Dr, Ste 200
Reno, NV 89502
(775) 829-5911 1 800 748-5526



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Nevada REALTOR Advocate

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<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/4835/Overview>

With that, read below about a few measures with a potential impact on real estate that have been introduced so far.

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<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/4632/Overview>

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