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The Legislative Session Is Around the Corner

The 79th Session of the Nevada Legislature is set to begin on February 6, and as Mark Twain famously said: "No man's life, liberty, or property are safe while the legislature is in session."

That is why the NVAR Legislative Management Team (LMT), led by Chairman Keith Kelley, is about to embark on 120 days of hard work reviewing all bills that have a potential impact on the real estate industry and directing the work of the Lobbying Team. Throughout the session, don't hesitate to reach out to President [Greg Martin](#), Chairman [Keith Kelley](#) or CEO [Teresa McKee](#) with any question or concern you may have.



Your Lobbying Team combines the talents of Carrara Nevada and NVAR staff: Rocky Finseth, Jenny Reese, Heather Lunsford and Isabelle Beaumont-Frenette with Carrara Nevada, and Teresa McKee, Tiffany Davis and Karen Walker with NVAR.

Legislative Agenda

As always, the LMT will be watching a multitude of issues, including (but not limited to): funding for the Real Estate Division, Real Estate Commission composition, HOAs, landlord-tenant, and property taxes.

In addition, the Lobbying Team was asked to work with the Nevada Land Title Association on a bill dealing with the HOA resale package. Two aspects are being discussed at this point:

January 20, 2017 EDITION

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2016 Major Investors

Investment completed as of December 31, 2016

Platinum R (\$10,000+)

Judye 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
Linda Rheinberger

- Making sure the resale package can be transferred to a new buyer without additional fees if the original buyer rescinds the offer; and,
- Allowing the rescission of contract via electronic means (vs. in person or registered mail)

Change in the Balance of Power

Some of you may remember that during the 2015 Legislative Session, the Republicans – who were in power in both the Assembly and the Senate – were able to pass some significant reforms for construction defects and collective bargaining, established the Education Savings Accounts (ESAs), and passed legislation for healthcare expansion and the Clark County School District (CCSD) reorganization.

With the 2016 election, the landscape has changed significantly. Both houses are now controlled by the Democrats, with Senate Majority Leader Aaron Ford and Speaker Jason Frierson at the helm. It is likely that some of those modifications done 2015 will be revisited in the 2017 session.

REALTOR® issues typically go through the Commerce and Labor committees, which will be chaired by Kelvin Atkinson in the Senate, and Irene Bustamante Adams in the Assembly. Some issues, namely HOA ones, will flow through the Judiciary committees, led by Tick Segerblom in the Senate and Steve Yeager in the Assembly.

With this switch from Republicans to the Democrats, however, we don't anticipate a negative reception for real estate issues. At its core, real estate is important to both party ideologies, as it impacts businesses, consumers and the economy as a whole. Supporting private property rights knows no political boundaries. Every legislator in Carson City understands the importance of a healthy and vibrant real estate marketplace.

State of the State

A quick glimpse into Tuesday's address by the Governor:

- The Governor proposed a \$8.1B budget, which is a 10% increase over the last biennium's budget.
- Major funding initiative proposed for workforce development issues centered around higher education and the community colleges.
- Economic development news included an expansion of Tesla, emphasis on drone technology and a new initiative on cybersecurity.
- Formation of the Committee for Nevada Energy Choice to deal with the energy expansion by 2023.
- Major infrastructure initiatives with the I-11 bypass and highway and Project Neon.
- A 10% excise tax on marijuana sales going exclusively for education funding – that is on top of the 15% excise



Mark Stark

Crystal R (\$2,500+)

Vandana Bhalla
 Thomas Blanchard
 Sharon Exarhos
 Rosa Herwick
 Charles Kitchen
 Chris Plastiras
 Brandon Roberts
 Buck Schaeffel
 Chantel Tilley
 Melissa Zimbelman

Sterling R (\$1,000+)

Tina Africk
 William Alt
 Mark Ashworth
 Lee Barrett
 Jillian Batchelor
 Scott Beaudry
 Christopher Bishop
 Becky Blankenburg
 Steve Bohler
 Paul Bottari
 Kathryn Bovard
 Joe Brezny
 Edee Campbell
 Michele Caprio
 Janet Carpenter
 Marshall Carrasco
 Sherrie Cartinella
 Avis Cherry
 Shawn Cunningham
 Cheryl Delehanty
 Amber DeLillo
 Wendy DiVicchio
 Rocky Finseth
 Ernie Freggiaro
 Robert Gluskin
 John Graham
 Bert Gurr
 Bob Hamrick
 Molly Hamrick
 Faith Harmer
 Eric Heinen
 Ron Hoy
 Jessica James
 Azim Jessa
 Blane Johnson
 Soozie Jones-Walker
 Amy Keith-Lessinger
 Keith Kelley
 Joan Kuptz
 Tim Kuptz
 Mylissa Lanning
 Kris Layman

tax approved by the voters in November (Question 2).

Stay Informed

The Nevada REALTOR® Advocate will be published once a week, on Fridays, throughout session. That will be your #1 resource for updates on what's going on in Carson City.

Each month, one member of the Lobbying Team will be attending most local associations' political affairs or legislative committee meetings to give a quick update.

As needed, the LMT and Lobbying Team might conduct a tele-town hall for a briefing on a specific hot issue. And a state call to action might be activated under special circumstances – make sure you know about it by subscribing to text updates on calls to action! Text "NV REALTORS" to 30644 to subscribe.

Finally, if your office would like to have a post-session presentation by our Lobbying Team, please contact [Isabelle Beaumont-Frenette](#).

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Doug McIntyre
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JC Melvin
Theresa Meyer
Bobbi Miracle
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Kellie Rubin
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Neil Schwartz
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David Tina Sr.
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Cherie Williams
James Winer
Kathy Woodcock
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RSAR - Crystal R
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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

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- [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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Keith_kelley.jpg

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Legislative Agenda

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