



Call to Action on Tax Reform



The National Association of REALTORS® (NAR) is OPPOSED to the tax reform legislation unveiled in the House last week. This bill is a

direct threat to homeowners, to consumers, and to our businesses. Not only will millions of homeowners not benefit from the proposal, many will get a tax increase. Additionally, homeowners could lose substantial equity from the more than 10% drop in home values likely to result if the bill is enacted. The bill passed out of the House Ways and Means Committee on a party line vote.

This legislation would:

- cap the mortgage interest deduction at \$500,000 for new mortgages (not indexed for inflation!)
- increase the standard deduction (puts homeownership tax incentives beyond the reach of more than 90% of American families)
- limit the exemption on capital gains tax from the sale of a primary residence
- eliminate the deduction for state and local income or sales taxes
- eliminate the mortgage interest deduction for second homes
- eliminate the deduction for moving expenses
- eliminate the deduction on interest on student loans
- eliminate the deduction for medical expenses, even for the elderly

[Learn more about how this tax plan would hurt homeowners and consumers here.](#)

If you have not done so already, [act now](#) to make sure Congress knows REALTORS® are opposed to this damaging legislation.

November 10, 2017
EDITION

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2017 Major Investors

Investment completed as of November 9, 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

TAKE ACTION NOW

Reno - How to Address the Homeless, Downtown Revitalization, Etc.



The City of Reno continues to grapple with efforts to improve the downtown core. Recently, a downtown action plan has been prepared in response to vacant property and the downtown environment. Part of this plan is the creation of a [Business Improvement District \(BID\)](#) which, as described on the City's webpage, is a private sector funding mechanism designed to

improve the environment of a business district with new services financed by a self-imposed and self-governed property assessment. These services are provided exclusively within the district, and are different from – rather than a replacement of – those already provided by the City.

Depending on your property's location, the BID will offer three levels of service.

- **STANDARD SERVICES** will be provided throughout the entire district and include safety, on-demand spot cleaning, and marketing. Teams of safety ambassadors will be deployed district-wide and will focus on crime deterrence and engagement with street populations and visitors.
- **PREMIUM SERVICES** will add maintenance patrols within the core of downtown, concentrated on litter and graffiti removal, public furniture cleaning, power washing, and more.
- **PREMIUM-PLUS SERVICES** are concentrated along the Virginia Street corridor and include additional daily maintenance.

Overall, by providing the above services, the BID will help stabilize downtown streets by improving safety, addressing homelessness, enhancing cleanliness, and activating public spaces. In addition, it will help foster additional activity for existing businesses, attract new investment and businesses to downtown and act as a champion by aligning existing groups to speak with a single unified voice on behalf of downtown.

Proposed Heating and Cooling Requirements in Clark County

Diane Brown
Wendy DiVecchio
Ken Gragson
Heidi Kasama
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
Rosa Herwick
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
Matt Carter
Sherrie Cartinella
Betty Chan
Teresa Chapman
Avis Cherry
David Cloutier



Clark County has reached out to stakeholders, including GLVAR, requesting comments on a proposal that would:

- Require all new or remodeled dwelling units to be equipped with passive and/or active heating and cooling systems
- Require the design of the dwelling unit such that it can maintain an interior temperature range between 65°F and 85°F
- Require a registered engineer or architect to submit a certification of compliance stating that the design of the dwelling unit meets the requirements of this Amendment
- Require the certification of compliance to be submitted as part of the initial permit submittal

Your Government Affairs team, together with GLVAR leadership, is working on this issue and has expressed concerns over several aspects of the proposed ordinance. We think the proposal is too far reaching and will adversely impact investors, property owners and renters alike. In addition, we believe that existing laws are already in place to provide investors, owners and renters adequate essential items or services, including proper air conditioning and heating. Finally, the cost associated with implementing the proposed ordinance is likely to have a chilling effect on the rehabilitation of older properties. The language could be interpreted to trigger the retrofitting of heating and cooling systems when a permit is issued for the remodel of a bathroom or a garage.

Stay tuned for more details as the Government Affairs team works with the County on this proposal.

Vacation Home Rentals



Short-term rentals have been a hot topic

throughout the year with many local jurisdictions taking a deeper look at their respective policies. From brief updates to policy changes and possible moratoriums, our committees have been at the table protecting private property rights. Many jurisdictions have their eyes on the City of South Lake Tahoe, as it 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. This is to allow the City to study the potential impacts of changes to the City Code regarding vacation home rentals in the City.

In Nevada, our committees are involved in Incline Village and

- Melanie Cohen
- 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
- Christine Griffin
- Bert Gurr
- Bob Hamrick
- Molly Hamrick
- Faith Harmer
- Steven Hawks
- Eric Heinen
- Ron Hoy
- YaYa Jackoby
- Judith Jacobsen
- Jessica James
- Azim Jessa
- Blane Johnson
- Soozi Jones-Walker
- Lyn Karol
- Keith Kelley
- Tim Kelly Kiernan
- Ryan King
- Beth Kitchen
- Jeanne Koerner
- Joan Kuptz
- Tim Kuptz
- Kris Layman
- Stephen Lincoln
- Deborah Logan
- Marissa Lostra
- Thomas Love
- Shyla Magee
- Deb Maggert
- Karen Marsa
- Penny Mayer
- Dennis McDuffee
- Fred McElroy
- Chris McGarey
- Margie McIntyre
- Teresa McKee
- JC Melvin
- Michael Mentaberry
- Theresa Meyer
- Bobbi Miracle
- Mark Miscevic
- Dawn Mitton

Douglas County discussions regarding vacation home rentals.

Truckee Meadows Regional Planning Agency

The Truckee Meadows Regional Planning Agency is beginning to develop its framework for growth for the next 20 years. This regional plan will direct where growth will occur, identify areas not suitable for development, set priorities for infrastructure development, and address natural resource management.

Phase three, the policy development and analysis phase, began in October this year and will run through February 2018. Implementation is anticipated in May 2018. For more information, [watch a brief video here](#), or [read more here](#).

Sierra Nevada Association of REALTORS®



Continuing from last month, some developments are looking at the ability to require fire sprinklers in new homes. The Government Affairs

Committee has advocated on your behalf and has been involved in the discussions along with the builders and developers. The ability to condition new homes in a specific development with required fire sprinklers was stricken from the language.

Douglas County Master Plan Update



The Douglas County Commission has been in the process of updating their Master Plan. The Government Affairs Committee has been closely

monitoring its progress and continues to make sure it has no impact on private property rights. A closer look is going to be taken on workforce housing and how Douglas County can help.

Laura Moline
Cassandra Mor
Carol Murphy
Kendra Murray
Trish Nash
Jude Nassar
Jennifer Ott
Janet Pahl
Brandon Park
Debbie Primack
Bill Process
Angelica Reyes
Pam Ricci
Ricci Rodriguez-Elkins
Tedd Rosenstein
Kellie Rubin
Marv Rubin
Neil Schwartz
Sara Sharkey-Alexander
Dusty Shipp
Mark Sivek
Sande Smith
Scott Smith
Lillian Spencer
Brad Spires
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Marcella Syme
Katherine Tatro
Scott Tieche
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

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

For more information, please contact:

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- NVAR Legislative Chairman [Keith Kelley](#)
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- [Heather Lunsford](#), SNAR and IVBOR
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