



HOUSING AFFORDABILITY IN NEVADA:

An Economic Analysis and Policy Considerations

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(775) 682-5083



info@guinncenter.org



guinncenter.org

REPORT ACKNOWLEDGMENTS

AUTHORS

Meredith Levine, Guinn Center for Policy Priorities

Dr. Nicholas Irwin, Lied Center for Real Estate, University of Nevada, Las Vegas (UNLV)

Todd Butterworth, Guinn Center for Policy Priorities

Shane Phillips, Lewis Center for Regional Policy Studies, University of California, Los Angeles (UCLA)

CONTRIBUTORS

Kimberly Marsh Guinasso, Guinn Center for Policy Priorities

Steven Jamieson, Guinn Center for Policy Priorities

Zachary T. Walusek, UNLV Graduate Student

Michael Stewart, Guinn Center for Policy Priorities

Robin Evans, Guinn Center for Policy Priorities

Amy Vigen, Guinn Center for Policy Priorities

EDITORS

Jill Tolles, Guinn Center for Policy Priorities

Kristine Brown Caliger, Guinn Center for Policy Priorities

STEERING COMMITTEE

Advice and counsel from subject matter experts and engaging stakeholders is crucial to the Guinn Center and its development of well-informed, comprehensive reports. Members of project-specific steering committees are knowledgeable in the primary topic area and provide a diverse perspective.

For this study on housing affordability in Nevada, members of the Steering Committee served in an advisory capacity. They provided information, guidance, peer review, and recommendations to support the study during and through its completion. In this advisory position, Steering Committee members have no formal governing role or discretion over the final contents of the report, which is reserved solely to the Guinn Center. We are grateful for the time and dedication provided by members of the Steering Committee, who are listed below.

Brian Bonnenfant, Center for Regional Studies, University of Nevada, Reno (UNR)

Vinson Guthreau, Nevada Association of Counties

Christine Hess, Nevada Housing Division, Department of Business and Industry

Joshua Hicks, McDonald Carano

Ben Iness, Nevada Housing Justice Alliance

Ariel Martinez, College of Agriculture, Biotechnology, and Natural Resources, UNR

Grant McCandless, Social Impact Consultants

Dr. Shawn McCoy, Lied Center for Real Estate, UNLV

Maurice Page, Nevada Housing Coalition

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EXECUTIVE SUMMARY

For more than a century, Nevada has been among the nation's fastest-growing states. In fact, from 1940 to 2010, it led the nation in growth for 70 consecutive years. Under such conditions, an intentional and sustained housing development effort would be necessary for supply to keep up with constantly growing demand. Any pause in the homebuilding process could require years of catch-up. Such a pause has happened twice in the past 15 years—with the Great Recession and the COVID-19 pandemic—while Nevada has attracted an average of 24,000 new residents yearly since 2010.

Nevada is facing a severe housing affordability crisis, largely due to an imbalance between supply and demand. This issue is further complicated by rising costs of homebuilding materials, zoning regulations, and permitting processes designed for earlier times. Federal land ownership, an influx of wealth from other states, and low wages in the state's dominant hospitality sector are also contributing factors.

The research findings in this report include:

- Nearly half of Nevada's renters are excessively cost-burdened.
- Extremely low-income households have fewer affordable units available than in any other state.
- The state's income growth has lagged far behind housing costs. All Nevada counties that experienced double-digit income growth since 2018 also experienced home price increases that were at least 2.5 times greater.
- Nevada has lost a considerable amount of skilled construction labor, particularly during the pandemic, and is not positioned to resolve this issue. The state has the nation's second-lowest number of construction apprentices per 1,000 construction workers.
- Cities in Clark County are lagging in the construction of multi-family housing. In 2023, Reno and Sparks combined for 15 percent more multi-family building permits than the state's three largest cities (Las Vegas, Henderson, and North Las Vegas), which are in Clark County.

- Statewide, Nevada has seen deficiencies in the development of the development of missing-middle housing (properties with two to five housing units) and Accessory Dwelling Units (ADUs), which are a second unit on the lot of a single-family home.

The good news is this situation is not fixed or unchangeable. Nevada's policymakers have many policy options available to increase the housing supply and assist those struggling with affordability.

Some of the strategies explored in this report include:

- Redeveloping existing vacant properties and working with the federal government to expand available land around cities and towns;
- Pursuing zoning reform, including changing or eliminating parking requirements, allowing multi-family construction through upzoning, and reducing minimum lot sizes;
- Streamlining and deploying technology tools to expedite the permitting process;
- Bolstering the state's construction workforce;
- Creating or expanding various programs to encourage and fund housing that is affordable to middle-and low-income Nevadans; and
- Several other policies that have been effective elsewhere.

Without a sufficient housing supply, Nevada limits the number of workers it can attract, likely limiting economic growth and development opportunities. However, with thoughtful and strategic state and local leadership—that accounts for what has and has not worked in other states and cities—Nevada can realize short-term improvement in its housing challenges while positioning itself for price stability and affordability in the long term.

I. INTRODUCTION

Background

Housing is the physical infrastructure on which the fabric of a society is built. It is a source of comfort, refuge, and security that enables individuals and families to build their lives and join the community. Research indicates that housing is not only a social determinant of health but has been linked to positive educational outcomes, public safety, and economic prosperity.

Since the COVID-19 pandemic, housing affordability has become an increasing challenge for many Americans—particularly among middle- and lower-income households—despite increases in real wages.¹ Data from the National Low Income Housing Coalition (NLIHC) suggests our state's affordability challenge is especially acute. Nevada has the nation's fewest affordable and available rental homes for extremely low-income renter households.²

Nevada's housing affordability has been a concern for years. [Senate Concurrent Resolution \(SCR\) 1](#), enacted during Nevada's 79th (2017) Legislative Session, directed the Legislative Commission to conduct an interim study on affordable housing issues.³ The wide-ranging study defined affordable housing, considered its effects on median household incomes, and evaluated housing affordability factors. The study revealed—more than six years ago—that “Nevada faces an affordable housing crisis.” It determined that the housing supply and demand imbalance, influenced by the state's economic and population growth, was the key factor driving up the cost of all housing.⁴ These findings were made before the pandemic decimated the state's construction industry.

Apart from the legislative study, the Guinn Center partnered with the Nevada Housing Coalition (NHC) to examine the impact of a recession on the economy and housing in Nevada. The report, which was released in 2020, concluded that the recessionary “aftershocks [of the COVID-19 pandemic] could be prolonged...[and that] many Nevada households could be facing a housing crisis that will require policy interventions to address.”⁵

The 2018 legislative interim study and 2020 joint Guinn Center/NHC research illuminated the intensity of housing affordability challenges, even as Nevada's economy emerged from the pandemic with resilience.

However, sustained economic recovery and growth are dependent on housing. Businesses need people, and people need housing. The state continues to draw new residents as it pursues economic development and diversification. The burgeoning technology innovation ecosystem in southern Nevada, the Tahoe Reno Industrial Center in Storey County, and the Nevada Lithium Batteries and Other EV Materials Loop (“The Loop”) in the Reno-Carson City and northern Nevada regions—coupled with expansion in Nevada's traditional sectors, such as leisure and hospitality—position the state well for continued growth and prosperity. Nonetheless, without a sufficient housing supply, the state limits the number of workers it can attract, likely impacting economic growth and development opportunities.

About This Study

Five years after the legislative interim study on affordable housing and four years after a landscape-altering pandemic, we and many others determined a new study on housing affordability in Nevada could benefit decision makers. The report presents policy considerations to address housing affordability in Nevada. Although this report contains some discussion of the important topic of housing stability, the primary focus, per the project scope of work, is an economic analysis of overall housing affordability.



¹ Eric Van Nostrand, Laura Feiveson, and Tara Sinclair, “The Purchasing Power of American Households,” U.S. Department of the Treasury, December 14, 2023, <https://home.treasury.gov/news/featured-stories/the-purchasing-power-of-american-households>.

² National Low Income Housing Coalition, “No State Has an Adequate Supply of Affordable Rental Housing for the Lowest Income Renters,” 2023, <https://nlihc.org/gap>.

³ Nevada Legislature, “Senate Concurrent Resolution No. 1,” 79th (2017) Legislative Session, <https://www.leg.state.nv.us/Session/79th2017/Reports/history.cfm?ID=338>.

⁴ Nevada Legislative Counsel Bureau, “Bulletin 19-5: Committee to Study Issues Regarding Affordable Housing, Senate Concurrent Resolution 1 (File 40, Statutes of Nevada 2017),” December 2018, <https://www.leg.state.nv.us/Division/Research/Publications/InterimReports/2019/Bulletin19-05.pdf>.

⁵ Guinn Center (with the Nevada Housing Coalition), “COVID-19 and the Impact of Recession on the Economy and Housing in Nevada,” 2020, page 7, <https://www.guinncenter.org/research/covid-19-and-the-impact-of-recession-on-the-economy-and-housing-in-nevada>.

Organization of the Report

The report is organized into three primary sections highlighting our findings and policy considerations. Section III reviews Nevada's housing market and outlines the breadth and depth of housing unaffordability in the state. Section IV assesses the challenges to housing affordability, emphasizing barriers and drivers. Section V provides evidence-based policy considerations and options for those who want to take action.

Significant Findings, Policy Considerations and Policy Options

Over the past decade, median rents and home prices have significantly outpaced income growth, leaving many Nevadans financially burdened. For renters, the challenge is particularly difficult, with nearly 48 percent classified as excessively cost-burdened—one of the highest rates in the nation. The shortage of affordable rental units for extremely low-income households is at a crisis level, with only 14 available units per 100 such households. This is by far the lowest rate in the nation.

Regional and demographic disparities further complicate the issue. While some counties have seen modest income growth in recent years, housing costs have risen much faster. In fact, counties with double-digit income growth since 2018 also experienced home price increases at least 2.5 times greater than income growth. Nevada's housing cost burden also disproportionately affects renters in some demographic groups, highlighting inequities in the housing market.

This report also examines the interplay between supply and demand and the forces affecting them. Rapid population growth has consistently outpaced the housing supply for many years, putting upward pressure on prices. Incoming residents with higher incomes and more cash to spend have intensified housing market competition as they can often outbid current residents. Factors such as the lingering effects of the Great Recession and the COVID-19 pandemic, the resulting construction labor shortages, widespread federal ownership of land in Nevada, and long-term zoning and permitting issues add to the state's persistent housing challenges. This report underscores the urgent need for policy interventions and innovative solutions at the state and local levels to expand the housing supply, especially for middle- and lower-income Nevadans.

We conclude with a range of policy options, including supply-side and demand-side interventions. Supply-side strategies include increasing the availability of developable land, reforming zoning regulations, streamlining permitting processes, and incentivizing the construction of diverse housing types, such as "missing-middle" and accessory dwelling units. On the demand side, we highlight initiatives like enhancing housing voucher programs and pursuing landlord engagement to help vulnerable populations. We also emphasize the need for state-level leadership in collaboration with federal and local stakeholders to implement effective, data-driven policies that address Nevada's unique housing market challenges.



The shortage of affordable rental units for extremely low-income households is at a crisis level, with only 14 available units per 100 such households. This is by far the lowest rate in the nation.

II. METHODOLOGY

Housing affordability is a multifaceted issue that requires both quantitative and qualitative exploration to understand its complexities and formulate actionable policy options and considerations. The Guinn Center's methodology for analyzing housing affordability in Nevada emphasizes stakeholder engagement, key data collection, and policy and economic analysis to paint a comprehensive picture of the challenges and opportunities surrounding this issue. This approach integrates the housing landscape in Nevada with stakeholder perspectives, qualitative insights, and quantitative data to create a robust framework for policy options that may be considered by state and local elected officials and others.

Defining Housing Affordability

At the outset, we want to present a clear and comprehensive understanding of housing affordability, drawing from the Kem Gardner Institute's metrics and the *Nevada Revised Statutes* (NRS) framework. This dual approach ensures that housing affordability is understood not only in terms of cost relative to income but also through the lens of housing availability and stability across the income distribution and impacted communities.



The Gardner Institute's summary of these two concepts—"affordable housing" and "housing affordability"—helped shape the understanding of this critical issue for the purposes of this report:

"Affordable housing refers to a specific type of housing, generally government-assisted rental housing targeted for very low to extremely low-income households. Housing affordability is a much broader term and refers to the general level of housing prices relative to the general level of household incomes. The term does not refer to any particular type of housing. The two concepts are not mutually exclusive or in conflict but are complementary, with affordable housing being a subset of housing affordability."⁶

Stakeholder Engagement

Stakeholder engagement forms the cornerstone of the study's qualitative approach. Recognizing the diverse and often competing interests surrounding housing affordability, the Guinn Center engaged a wide range of stakeholders to ensure an inclusive and representative perspective. The stakeholder pool included:

- Representatives from state, local, and federal governments;
- Housing advocacy organizations;
- Builders and developers;
- Public housing authorities;
- Community leaders and groups from both urban and rural areas;
- Legal services and tenants' rights organizations;
- Industry and economic development representatives; and
- Professional associations, service providers, subject matter experts, and trade groups.

To gather insights, the Guinn Center employed two primary methods: key informant interviews and a stakeholder survey.

Key Informant Interviews

From June to October 2024, the Guinn Center conducted 53 in-depth key informant interviews. Nearly half of the participants (49 percent) were government employees, while the remainder represented various non-governmental sectors. These interviews allowed for an in-depth exploration of housing affordability barriers, leveraging stakeholders' expertise and lived experiences to uncover nuanced insights and challenges.

Stakeholder Survey

The Guinn Center also designed and disseminated a 15-question open-ended survey targeting the same stakeholder pool. The survey was optimized for web and mobile platforms and was conducted over four weeks from June 4 to July 2, 2024. Utilizing purposive sampling with snowballing techniques, the survey aimed to capture specific information and subject matter expertise. Though the survey received 28 responses, its primary value rested on the depth and richness of the qualitative data collected. Appendix A of this report includes a listing of the survey questions.

Confidentiality was a key feature of the engagement process. Participants were assured that their responses would be anonymized and aggregated, ensuring that individual insights could not be directly attributed. This approach fostered openness and candor, enabling the collection of detailed and honest feedback.

Data Collection and Quantitative Analysis

To complement the qualitative insights from stakeholder engagement, the Guinn Center and its research partners conducted a comprehensive quantitative analysis of housing affordability in Nevada (Section III). Information was sourced from various national, state, and local datasets, offering a data-driven view of housing trends and challenges. Quantitative data illuminated critical aspects of the housing landscape, including supply and demand dynamics, affordability metrics, and demographic trends (Section IV).

This combination of quantitative and qualitative data allowed the Guinn Center and its research partners to cross-validate findings and present a holistic picture of housing affordability in Nevada. Stakeholder narratives are interwoven throughout this report, providing helpful context and adding credibility to the study's conclusions.

Policy Landscape Analysis

To identify actionable solutions, the Guinn Center conducted a detailed economic and policy landscape scan. This involved:

- Examining legislative actions in other states and local jurisdictions to identify policies with demonstrable results;
- Evaluating key supply and demand drivers and their effect on housing affordability in Nevada;
- Reviewing barriers to housing affordability specific to Nevada, such as federal land ownership, zoning restrictions, permitting, workforce challenges, and supply chain constraints; and
- Analyzing Nevada's existing statutory and regulatory frameworks to assess the feasibility of proposed interventions.

This analysis focused on identifying evidence-based strategies that could be adapted to Nevada's unique context. By blending insights from both within and outside the state, the Guinn Center has created a menu of policy options for consideration by legislators and other policymakers tailored to Nevada's needs (Section V).

Dissemination and Outreach

The findings of this study culminate in a comprehensive report designed to serve as a resource for policymakers, government officials, industry leaders, and the public. The Guinn Center disseminated this report widely and engaged in outreach to ensure its findings reached key stakeholders. Outreach efforts included presentations and dissemination to state legislators and other elected officials, state agencies, local governments, industry groups, community organizations, and the public. By fostering dialogue and collaboration, the Guinn Center hopes this report results in meaningful discussion and informed decision-making.

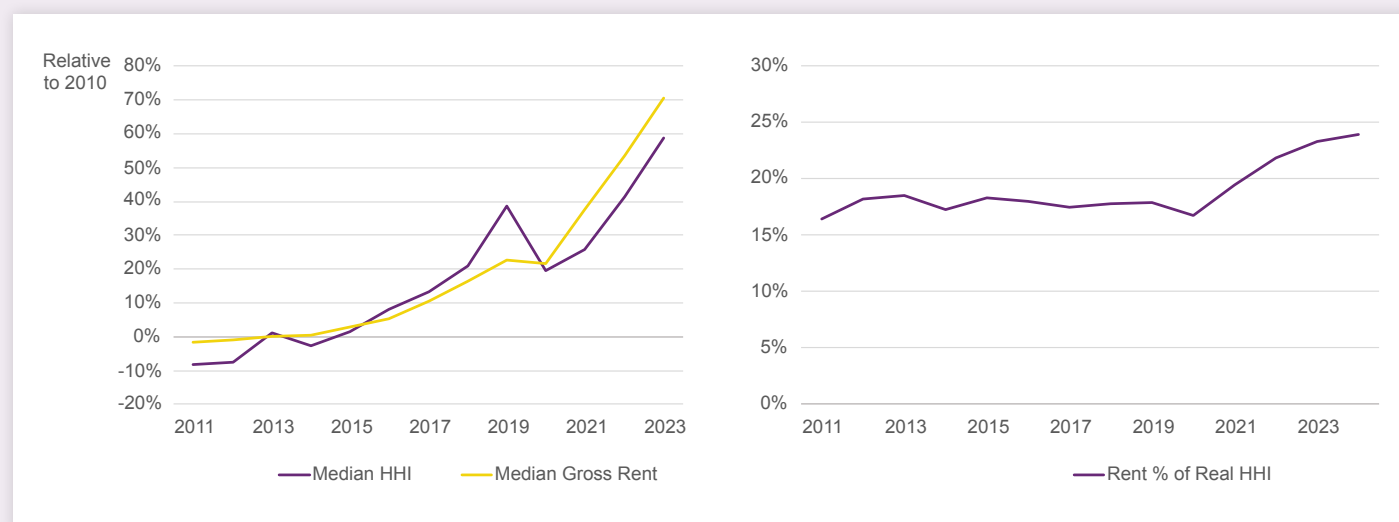
III. STATE OF HOUSING IN NEVADA

Across the United States, there have been growing concerns about the rising cost of housing, especially in the rental sector. A recent study by Harvard University's Joint Center for Housing Studies notes that rent unaffordability has reached an "all-time high," that "cost-burden shares have risen the most for middle-income renter households earning \$30,000 to \$44,999 annually," and that "rent increases are outpacing income gains."⁷ While Nevada's median monthly household income (HHI) and median gross rent have increased markedly since 2010, the rate of increase for median gross rent has far outpaced HHI, making rent much less affordable.

To illustrate this trend, the left panel of Figure 1 shows that between 2010 and 2023, median gross rent increased by 70.4 percent, while median monthly HHI increased by 58.8 percent.⁸ However, that data is not adjusted for inflation. The right panel shows there was a dramatic increase in rent compared to inflation-adjusted income beginning in 2020.⁹

This better illustrates the pocketbook effect on renters in Nevada since 2020, who have seen more of their income dedicated to rent.

Figure 1. Changes in Median HHI and Gross Rent from 2011 to 2023 and Rent as a Percentage of Real Median HHI



Source: U.S. Census Bureau, *Income and Poverty in the United States* (retrieved from FRED, Federal Reserve Bank of St. Louis). *American Community Survey 1-year Estimates, 2010-2019, and 2021-2023. 2020 American Community Survey 5-year Estimates. Rent as a percentage of Real Median HHI from Guinn Center Calculations.*

Note: Not seasonally adjusted.

⁷ Joint Center for Housing Studies of Harvard University, "America's Rental Housing 2024," January 2024, page 2, https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_Americas_Rental_Housing_2024.pdf.

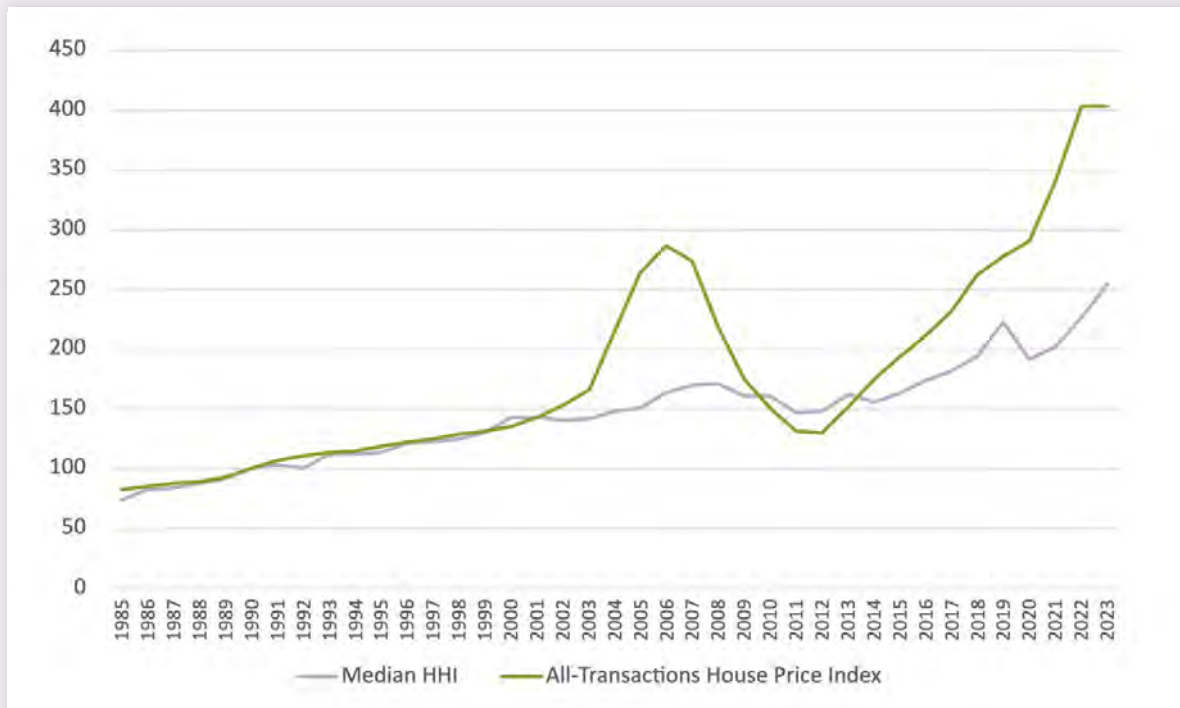
⁸ Data in the first graph in Figure 1 is not adjusted for inflation.

⁹ Adjusted to 2023 U.S. dollars.

Nevada's statewide single-family housing market is seeing a similar trajectory toward unaffordability. Figure 2 uses data from the U.S. Census Bureau and the U.S. Federal Housing Finance Agency to show the divergence between Nevada's median household income and housing prices since 1990. While household income and the house price index tracked each other closely during the 1990s, they diverged in the early 2000s, ahead of the Great Recession. Home prices rose tremendously through the housing bubble's peak, while median household income increased much slower. After the Great Recession, home prices fell below median household income for a brief period before recovering and experiencing a rapid increase post-2013 that continued until 2023. While incomes have risen over the same period, the gap between income and home prices has increased since 2013.



Figure 2. Nevada's Median Household Income (HHI) and Statewide House Price Index, 1985-2023



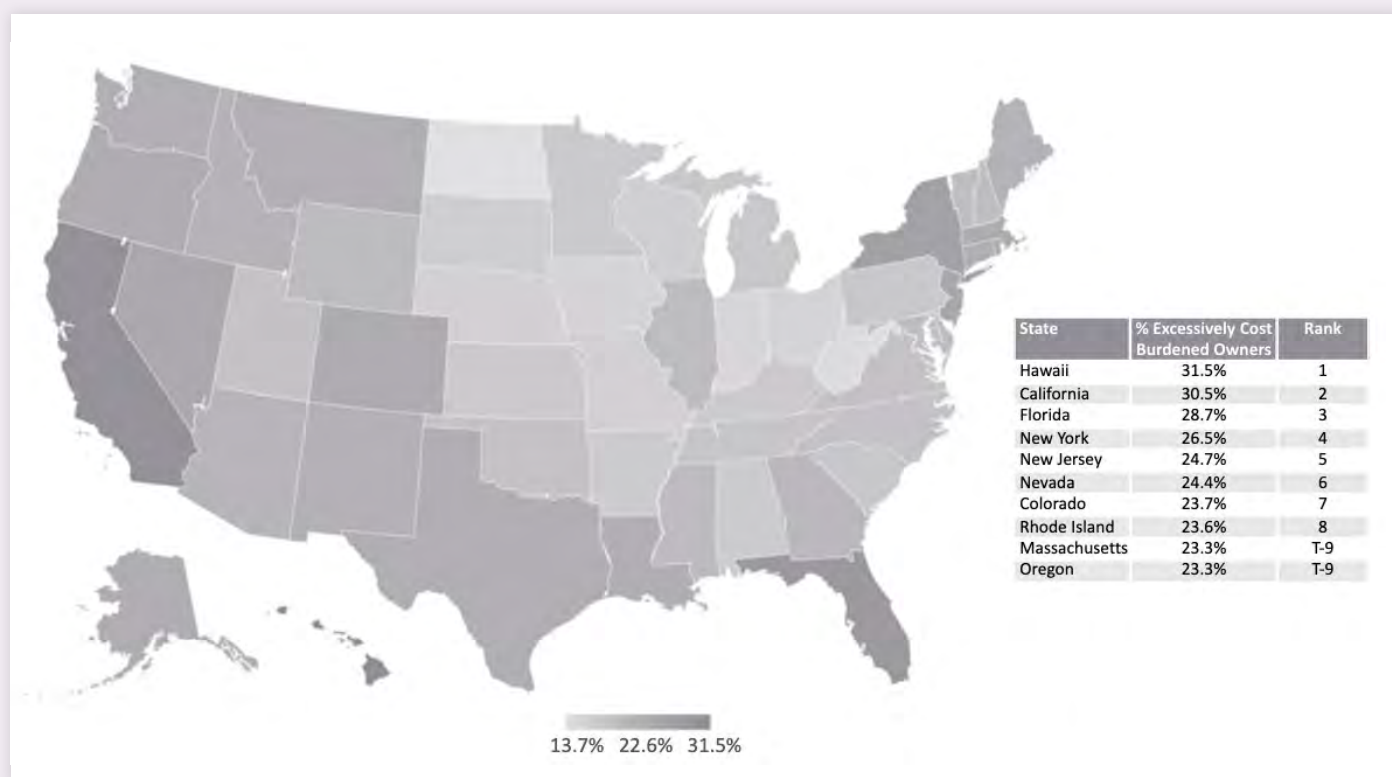
Source: U.S. Census Bureau, *Income and Poverty in the United States* (retrieved from FRED, Federal Reserve Bank of St. Louis).
U.S. Federal Housing Finance Agency, *House Price Index Units*.

The increase in Nevada’s housing costs relative to household income has financially burdened both homeowners and renters. Recent research from the Lied Center for Real Estate at UNLV in Figures 3 and 4 shows that Nevada’s excessive cost burden is among the nation’s worst. Lied has defined “excessive cost burden” as a household spending 35 percent or more of its gross monthly income¹⁰ on housing costs—which typically include rent or mortgage payments, taxes, insurance, homeowners association fees, and utilities.¹¹ Figure 3 shows Nevada is the sixth most excessively cost-burdened state, with 24.4 percent of mortgage holders reaching that level. Nevada has the third-highest homeowner cost burden among Western states, behind Hawaii at 31.5 percent and California at 30.5 percent.



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Figure 3. Excessively Cost-Burdened Homeowners, by State



Source: 2023 American Community Survey 1-year Estimates. Created by the Lied Center for Real Estate, University of Nevada, Las Vegas (UNLV). Data source for cost burden: ACS 2023 1-year estimates, DP04 “Selected Housing Characteristics.” Owner variable: Selected Monthly Owner Costs as a Percentage of Housing Income (SMOCAP1).

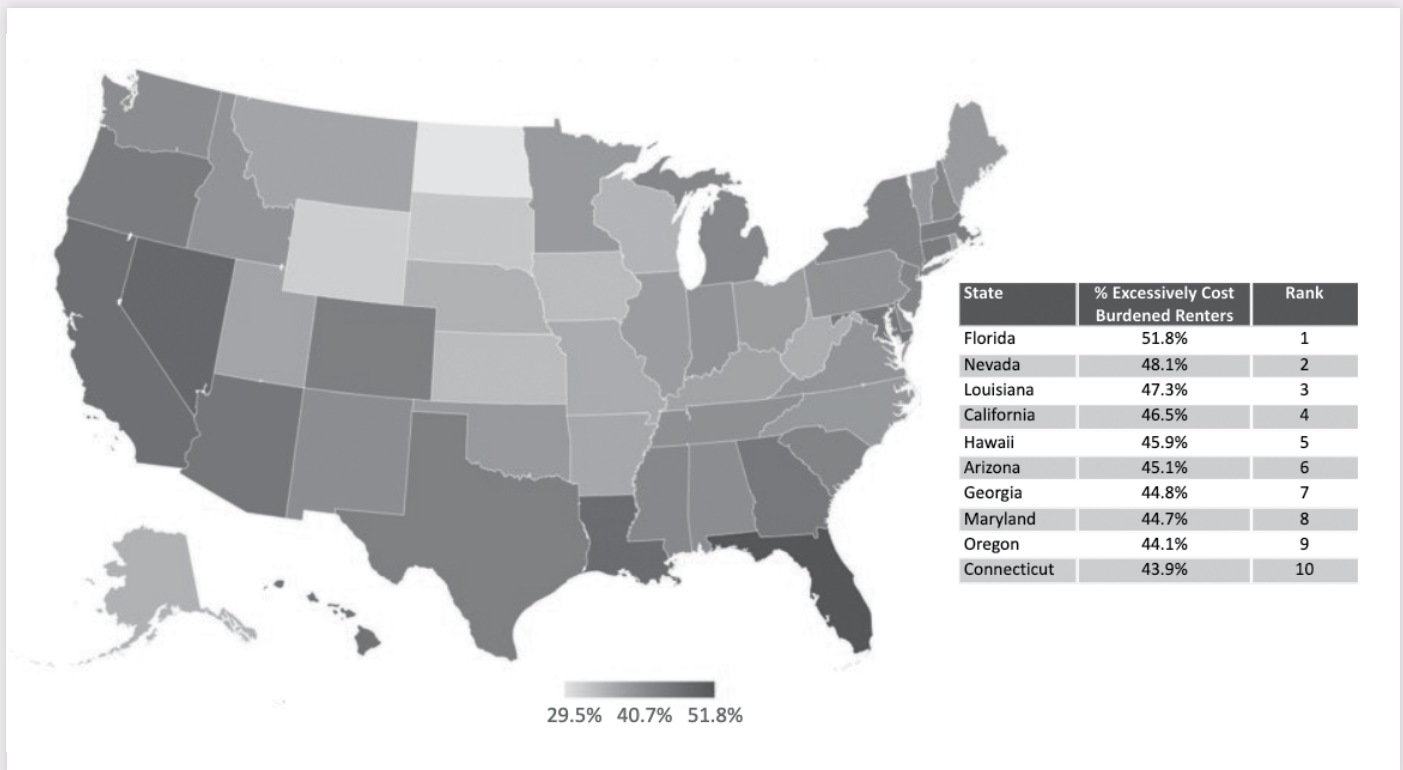
¹⁰ Gross monthly income is monthly income before any deductions such as insurance, retirement, or taxes.

¹¹ The Lied Center’s 35 percent cost-burden threshold is higher than the U.S. Department of Housing and Urban Development’s (HUD) definition, which places the threshold at 30 percent.

As depicted in Figure 4, cost burdens are more severe among renter households in Nevada. Approximately 48.1 percent of Nevada renters are excessively cost-burdened, second in the nation behind only Florida, at 51.8 percent. The Nevada rate is also higher than California's, reversing the data for homeowners in Figure 3. Indeed, this data indicates a larger issue; Nevada has an affordable rental housing shortage for low to very low-income households estimated to be over 113,000 units, according to the 2024 National Low Income Housing Coalition data. This shortage has grown by over 18 percent since 2020 and is unlikely to decrease without action at the state and local levels to incentivize the development of such units in the private market.



Figure 4. Excessively Cost-Burdened Renters, by State



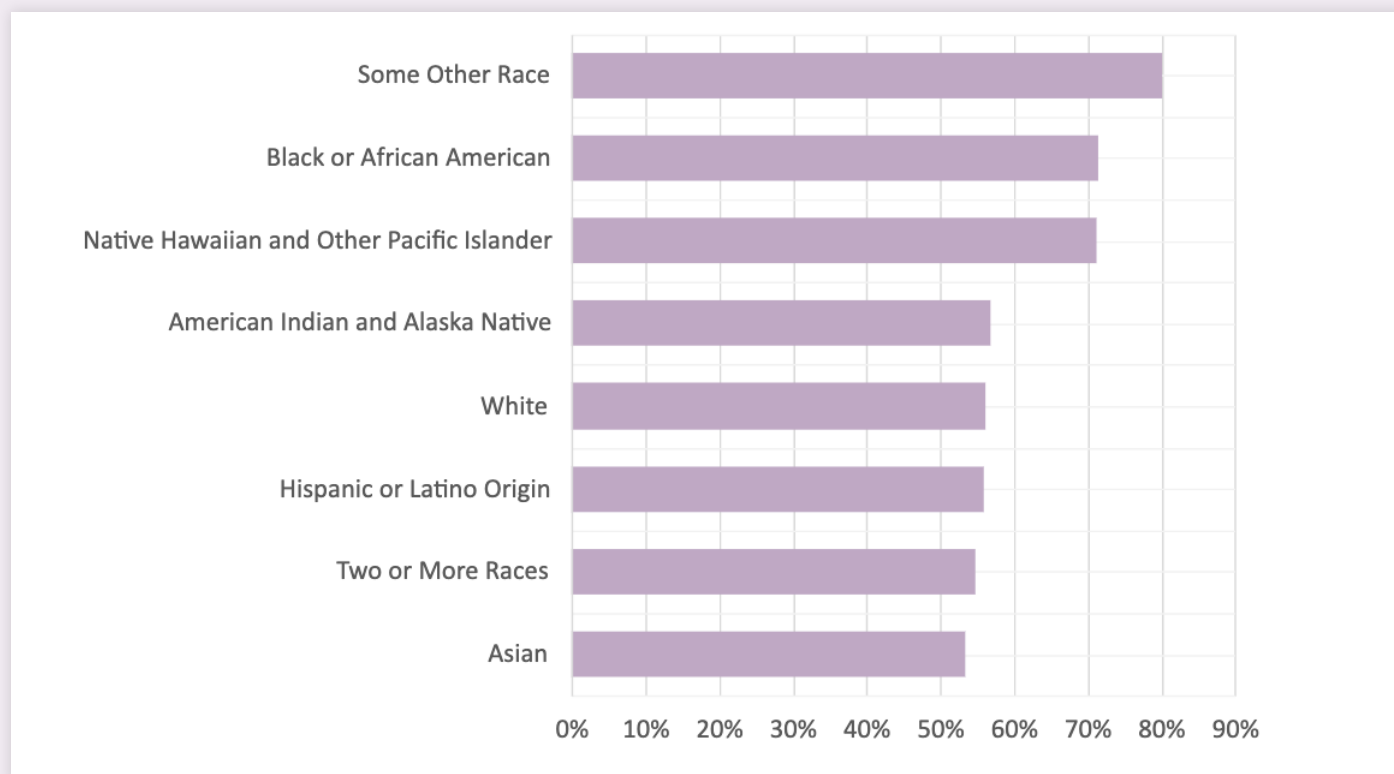
Source: 2023 American Community Survey 1-year Estimates. Created by the Lied Center for Real Estate, University of Nevada, Las Vegas (UNLV). Data source for cost burden: ACS 2023 1-year estimates, DP04 "Selected Housing Characteristics." Renter variable: Gross Rent as a Percentage of Household Income (GRAP).

Using the U.S. Department of Housing and Urban Development's (HUD's) definition of "cost-burdened," which is 30 percent of a household's gross monthly income being spent on rent, the data indicates that more than 58 percent of all renters in Nevada are cost-burdened. However, this burden differs across Nevada demographics, as shown in Figure 5. For households identifying as "Some Other Race," eight in ten are cost-burdened. Over seven in ten households identifying as "Black or African American" or "Native Hawaiian/Other Pacific Islander" are cost-burdened. The cost burden is lower for "American Indian or Alaska Native" households, "White" households, and "Hispanic/Latino" households, though more than half of these households are still cost-burdened. The lowest percentage of cost-burdened households is the "Asian" demographic, at 53 percent.



More than 58 percent of all renters in Nevada are cost-burdened. This burden differs across Nevada demographics.

Figure 5. Share of Renter Households That Are Cost Burdened in Nevada, by Race and Ethnicity of Householder



Source: 2023 American Community Survey (ACS) 1-year Public Use Microdata Sample (PUMS). Authors' own calculations. Note: Race and ethnicity categories are mutually exclusive (e.g., white alone, not Hispanic or Latino; Hispanic or Latino householders of any race, et cetera).

Rent burdens are especially pronounced for extremely low-income (ELI) households, which are defined as those with incomes at or below the poverty level or 30 percent of the area median income. Nationally, these households have fewer options for affordable units, but this is particularly true in Nevada, which has the lowest number of affordable units for these households—just 14 for every 100 ELI households. This is far below the national average of 34, as shown in Figure 6, and significantly below South Dakota, which leads the nation at 57 units per 100 ELI households. Compared to neighboring states, Nevada has 42 percent fewer units per 100 households than both California and Arizona and 55 percent fewer units than Utah.

Stakeholder Statements about Affordable Housing in Nevada:

- Developers often face strong opposition because multi-family housing is associated with adverse outcomes for the community.
–Government representative from rural Nevada with housing expertise

- Policies that impose regulations on landlords and tenants can affect affordability because the costs are typically passed on to renters.
–Representative of housing developers
- Bold moves in all areas—including political, land use, and funding—are needed to significantly increase the availability of housing units.
–Representative of a local government homelessness program
- Nevada would benefit from a less punitive eviction process and additional tenant protections. Given the surge in housing costs, we should also be concerned about new criminalization ordinances for those who are unsheltered.
–Representative of a tenant advocacy organization

Figure 6. Number of Affordable and Available Rental Homes Per 100 Extremely Low-Income Renter Households, by State



Source: National Low Income Housing Coalition, 2024.

While aggregated statewide data provides important lessons, it may hide underlying issues within the state, especially between Nevada's urban and rural areas. Looking at county-level data, housing affordability challenges are even more profound. Table 1 shows county-level median household income, house prices, and rental prices from January 2018 and June 2024.

Despite the upward trend in median household income across the state seen in Figure 2, only 11 of Nevada's 17 counties saw household incomes increase since 2018, including seven counties that experienced double-digit increases. In inflation-adjusted dollars, three of Nevada's counties saw income decreases of 10 percent or more. On the other hand, home prices increased significantly faster, with only one county experiencing anything less than a 40 percent increase from January 2018 to June 2024.

In counties with double-digit income growth since 2018, all but one (Storey County) experienced a home price increase at least 2.5 times greater than income growth. Of note, Pershing County saw a 15.6 percent increase in income but a 110 percent increase in house prices over a similar period. All counties experiencing declining income had a corresponding rapid rise in house prices. The exception is Eureka County, which saw a double-digit decline in income and a 3.9 percent decrease in house prices. Lander County, which experienced the largest income decline, had a 46 percent increase in home prices. Finally, counties with the sharpest increases or declines in median household income were considered "rural" (typically with smaller populations). Some of these large changes in the rural counties may be due to compositional changes in small rural populations, which can make the yearly income more volatile than in larger population counties.

Table 1. Recent Changes in County-Level Income and Housing Prices¹²

County	Median Household Income (2018)	Median Household Income (2023)	Percent Change	Zillow Home Value Index (ZHVI) (01/2018)	Zillow Home Value Index (06/2024)	Percent Change In DHVI	Zillow Rent Observed Index (ZROI) (01/2018) ¹³	Zillow Rent Observed Index (6/2024)	Percent Change in ZROI
Carson City	\$64,946	\$73,150	12.6%	\$291,482	\$475,335	63.1%	\$1,857	\$1,992	7.3%
Churchill	\$64,297	\$74,636	16.1%	\$211,364	\$369,980	75.0%	\$1,666	\$1,650	-1.0%
Clark	\$70,898	\$75,224	6.1%	\$256,381	\$430,325	67.8%	\$1,175	\$1,826	55.5%
Douglas	\$78,013	\$89,661	14.9%	\$421,761	\$669,832	58.8%	\$2,131	\$2,450	14.9%
Elko	\$96,369	\$84,985	-11.8%	\$248,738	\$348,056	39.9%	-	-	-
Esmeralda	\$49,926	\$0	n/a	-	-	-	-	-	-
Eureka	\$96,888	\$74,460	-23.1%	\$158,281	\$152,148	-3.9%	-	-	-
Humboldt	\$87,836	\$81,439	-7.3%	\$195,570	\$316,224	61.7%	-	-	-
Lander	\$116,806	\$86,051	-26.3%	\$147,083	\$214,670	46.0%	-	-	-
Lincoln	\$70,413	\$70,793	0.5%	\$135,280	\$211,861	56.6%	-	-	-
Lyon	\$69,264	\$74,831	8.0%	\$246,409	\$399,607	62.2%	\$1,513	\$1,859	22.9%
Mineral	\$51,378	\$51,528	0.3%	\$83,485	\$123,277	47.7%	-	-	-
Nye	\$57,054	\$57,020	-0.1%	\$173,798	\$334,911	92.7%	\$1,300	\$1,427	9.8%
Pershing	\$63,464	\$73,351	15.6%	\$99,170	\$208,348	110.1%	-	-	-
Storey	\$77,740	\$97,792	25.8%	\$288,704	\$469,518	62.6%	-	-	-
Washoe	\$76,331	\$87,198	14.2%	\$345,590	\$549,435	59.0%	\$1,340	\$1,963	46.5%
White Pine	\$78,625	\$73,644	-6.3%	\$118,964	\$183,805	54.5%	-	-	-

¹² Data sources: Median income for 2018 and 2023 obtained from American Community Survey Data Table B19013 (2018 ACS 5-year Estimates and 2023 ACS 5-year Estimates) and is inflation adjusted for January 2024. Inflation adjustment based on Historical Consumer Price Index for All Urban Consumers (CPI-U). 2018-January 2019 CPI Index of 251.712 to June 2024 and 2023-January 2024 CPI Index of 308.417 to June 2024 Index of 314.175 Index of 314.175. NOTE: Esmeralda County not reported in 2023. The Zillow Home Value Index reflects the typical home value (based on Zillow Zestimates) for homes in the 35th to 65th percentile range in the given county and is calculated monthly. It is available from [Zillow Research](#) for all counties save Esmeralda. The Zillow Observed Rent Index is a repeat-rent index weighted to the rental housing stock in the county, including houses not currently for rent, within the 35th to 65th percentile range for all rental types. It is [available](#) for select counties within Nevada.
¹³ Carson City first appears in October of 2022. Churchill County first appears in April of 2024. Douglas and Nye Counties first appear in January of 2023. Lyon County first appears in February of 2021.

Affordability issues have affected renters and homeowners across Nevada. In Clark and Washoe Counties, average rents have increased materially since 2018, with Clark County experiencing an over 55 percent increase, while Washoe saw a 46.5 percent increase. Rent increases have also affected Nevadans in rural counties, as seen in the final columns of Table 1. A clear pattern is evident. Rents and home prices have increased across Nevada, while income growth has not kept pace.

Homelessness is an issue related to housing but beyond the scope of this report. However, it is useful to acknowledge that rising affordability issues can also result in more Nevadans experiencing homelessness. Recent research from the Pew Charitable Trust indicates a strong linkage between housing costs and the homelessness rate.¹⁴ The state ranks 11th nationally in homelessness, with 27.1 out of every 10,000 people being homeless, according to the most recent estimates from HUD.¹⁵



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¹⁴ <https://www.pewtrusts.org/en/research-and-analysis/articles/2023/08/22/how-housing-costs-drive-levels-of-homelessness>.

¹⁵ 2023 Annual Homelessness Assessment Report to Congress: Part 1 - Estimates of Homelessness in the U.S. Office of Policy Development and Research. Tinyurl.com. 2023. <https://tinyurl.com/2u6nxjb4>.

IV. NEVADA'S HOUSING AFFORDABILITY CHALLENGE: BARRIERS AND DRIVERS

Nevada faces several housing affordability challenges according to the stakeholders interviewed for this study. They almost uniformly cited the mismatch between supply and demand as the key contributor to housing affordability challenges in Nevada. Stakeholder input varied on how best to address these issues, with some urging for reducing barriers to home building while others focused on demand-side approaches such as helping struggling renters and homebuyers. In this section, we examine how supply and demand changes have exerted upward pressure on housing costs. Population growth has spurred housing demand in Nevada, while increasing the supply of housing has been inhibited by several factors. These include federal ownership of a majority of the state's land, local zoning regulations, construction costs, construction labor supply, and permitting delays.

Stakeholders observed that some factors are outside the state policy realm. These include the Federal Reserve's post-pandemic inflation rate increases, which contributed to an increase in the cost of borrowing for developers and homeowners. For homeowners, the higher rates may have kept them from moving, even if family circumstances changed, due to the potential for higher mortgage interest rates and house payments in a tighter housing market. Another factor has been supply chain disruptions in homebuilding materials, compounded by inflation and increased transportation costs, which contribute to spiraling costs in the construction industry. Several stakeholders also mentioned that the COVID-19 pandemic fundamentally altered Nevada's housing market and expanded the types of households facing affordability challenges to new demographic groups. Many struggling households may not qualify for affordable housing assistance.

In this section, we explore how demand and supply factors have contributed to Nevada's housing affordability issues, with an eye toward potential policies that could mitigate them, which we detail in Section V. We begin with a simple discussion of the housing market to explain the push-pull dynamics of demand and supply.



A SIMPLE MODEL OF THE HOUSING MARKET

The housing market consists of two general components, supply and demand, which are interrelated and have a direct but complex relationship with housing prices. In a housing market without any impediments to building, increases in population will increase the demand for housing. In the short term, this puts upward pressure on prices, since new housing cannot be built immediately, meaning supply is effectively fixed in the short run. Developers respond to the price increases by providing more housing units, which increases supply and puts gradual downward pressure on prices.¹⁶

Nevada's decades-long rising population has caused sustained demand increases, which have generally motivated developers to continue adding units to the market. However, if developers are unable to fully respond to market demand due to any number of impediments—such as a lack of buildable or affordable land, zoning restrictions, high capital costs, or any other reason—housing prices continue to rise, creating affordability issues.

Appendix B includes three figures that show: (1) the initial state of the housing market before an increase in the demand for housing stemming from a population increase; (2) the resulting impact of an increase in demand from an increase in population on the housing market; and (3) how an increase in housing prices may incentivize developers to build more housing and how, over time, this impacts supply and housing prices.



¹⁶ While we use the single-family housing sales market as an example, rental prices could also be used to explain the residential rental market or even the commercial market as the same phenomena are at play.

THE ROLE OF DEMAND ON HOUSING AFFORDABILITY

Despite the impacts of the Great Recession, the population in Nevada has grown at an average rate of 1.2 percent annually over the past two decades, nearly two and a half times faster than the national average of 0.5 percent and the rate among other Western states.¹⁷ As Figure 7 shows, Nevada's

population increased by 489,534 between 2010 and 2023 (18.1 percent). Even if we limit the data to net domestic migration or state-to-state migration flows (i.e., domestic in-migration, less domestic out-migration), Nevada has attracted an average of 24,000 people yearly since 2010 (Figure 8).

Figure 7. Population in Nevada, 2010-2023

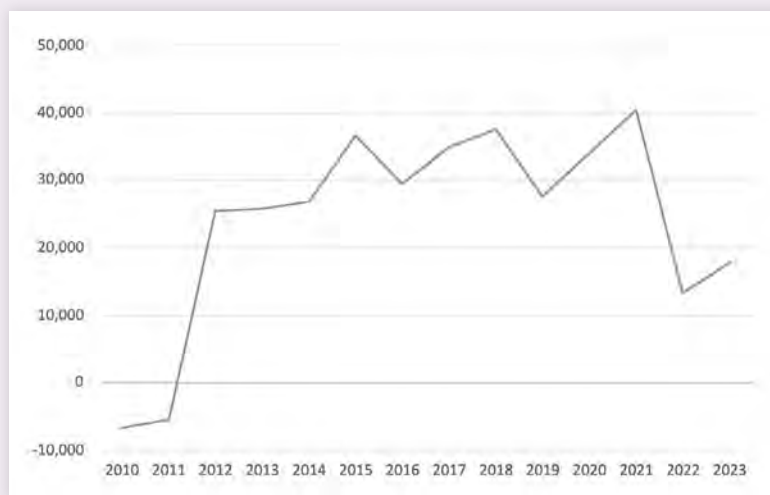
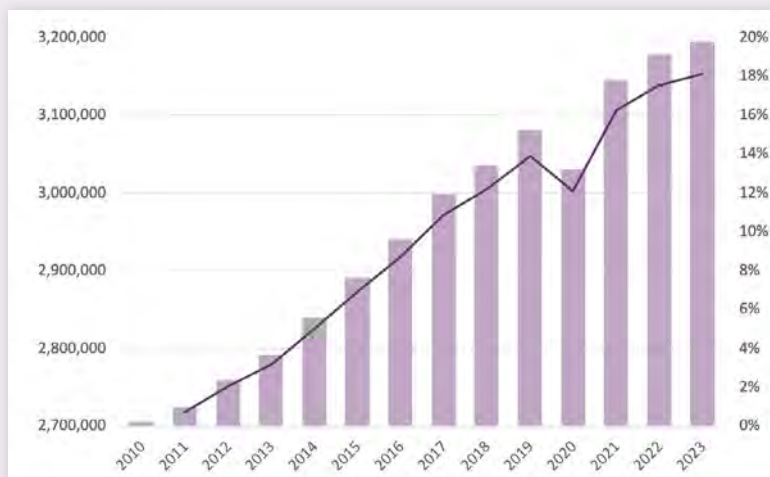


Figure 8. Nevada Net Domestic Migration, 2010-2023



Sources: American Community Survey 1-year Estimates, 2010-2019, and 2021-2023. 2020 American Community Survey 5-year Estimates. American Community Survey 1-year Estimates, 2010-2019, and 2021-2023. 2020 data are unavailable but represented by the midpoint between 2019 and 2021.

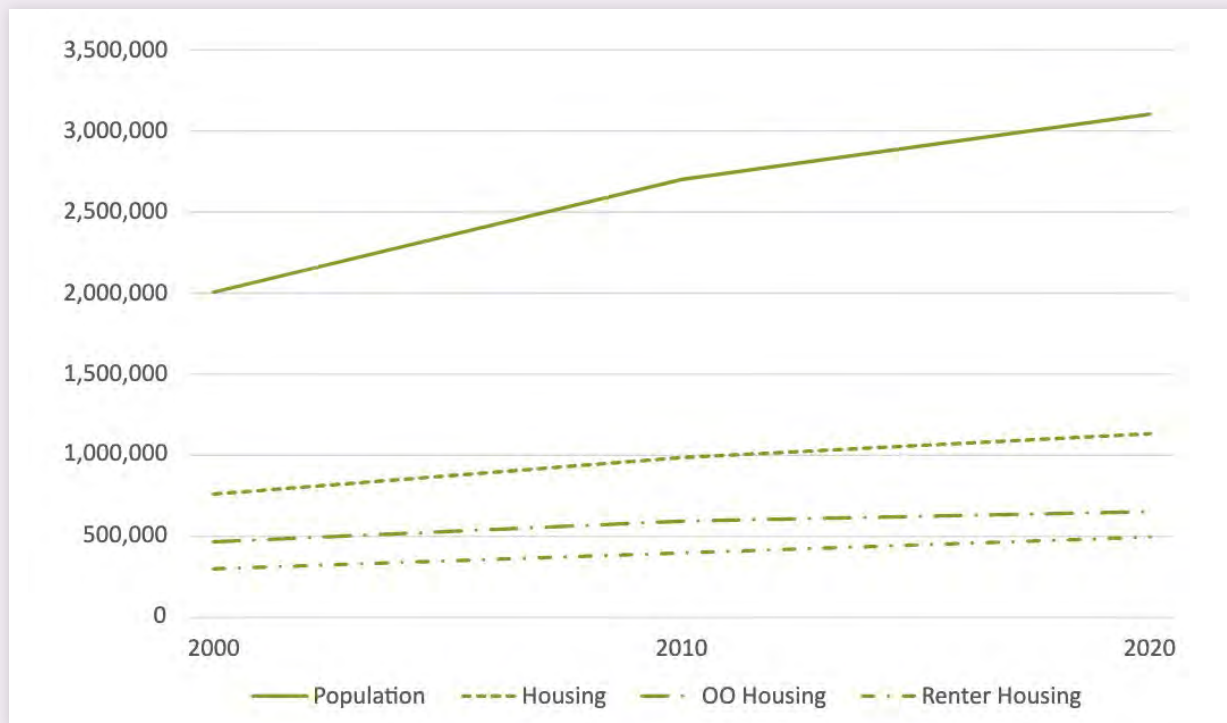
While Nevada's population has grown rapidly and increased housing demand, the number of housing units has not kept pace, resulting in steadily increasing prices.

Figure 9 illustrates the divergence between population and housing supply using U.S. Census Bureau data from 2000 through 2020. In 2000, there were an estimated 2.6 people for every housing unit in the state, but this grew to 2.8 per housing unit by 2020. While the absolute difference in these numbers may seem small, it has substantially increased housing costs.



In 2000, there were an estimated 2.6 people for every housing unit in the state, but this grew to 2.8 per housing unit by 2020.

Figure 9. Population and Housing in Nevada, 2000-2020

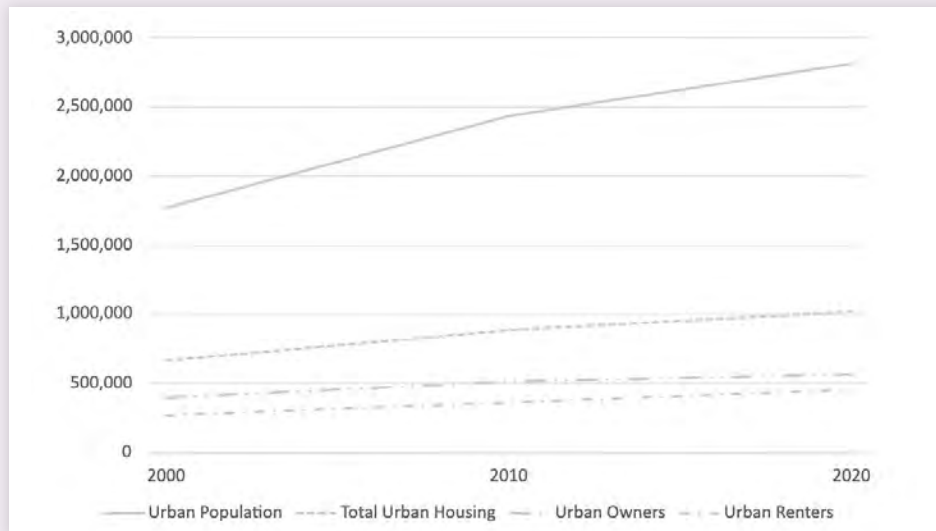


Source: U.S. Census Bureau, 2000. American Community Survey, 2010 and 2020; population and occupied housing units, by type.

This pattern of population versus housing growth has not been uniform across the state, as shown in Figures 10 and 11, which examine the differing trends between large urban counties—Clark, Washoe, and Carson City—and the remaining rural counties.¹⁸

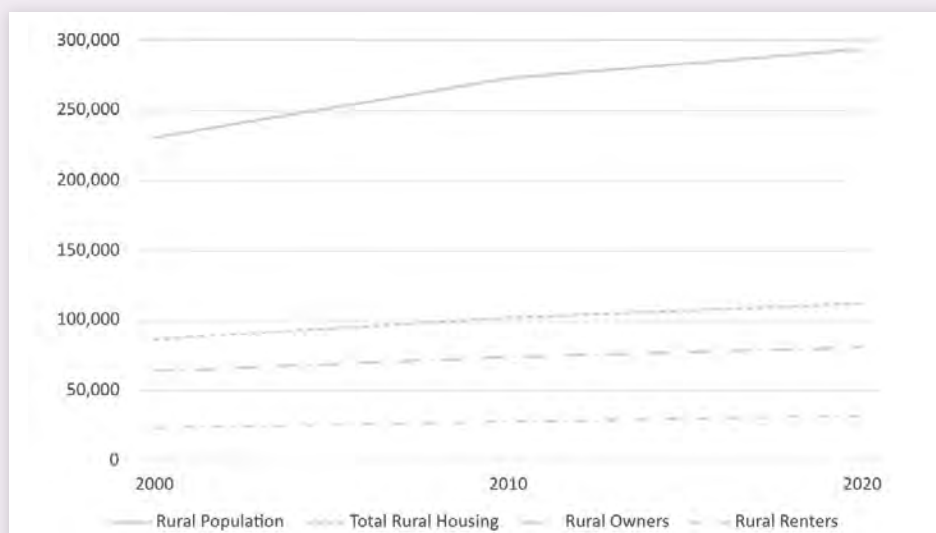


Figure 10. Urban Population and Housing, 2000-2020



Source: U.S. Census Bureau, 2000. American Community Survey, 2010 and 2020; population and occupied housing units, by type.

Figure 11. Rural Population and Housing, 2000-2020



Source: U.S. Census Bureau, 2000. American Community Survey, 2010 and 2020; population and occupied housing units, by type.

¹⁸ While Storey County is part of the Reno-Sparks MSA, the state officially considers it a rural county.

While housing has largely kept pace with the population in rural counties, the urban counties have seen a decoupling of population and housing growth. This impacts the housing market for both renters and homeowners, as a reduced number of housing units in the face of rising demand can have important implications for housing affordability for all Nevadans, whether they live in an urban or rural area.¹⁹

Nevada's general population growth is pushing up housing demand and incoming residents can also create housing affordability challenges, particularly when out-of-state residents outcompete in-state residents for housing. This may be because they came from a place with higher housing prices, enabling them to bring substantial home equity in the form of cash, or because they have higher incomes. This is best shown through Internal Revenue Service tax return data on the relative incomes of new Nevada residents (defined as residents who moved from another state to Nevada between the 2021 and 2022 tax years) compared to current Nevada residents, which we display in Table 2.

In 2022, over 1.2 million tax returns were filed in Nevada by residents who did not move during the previous year, which represents a combination of individual and household returns, while 72,536 returns were filed by newly arrived residents from other states.²⁰ An additional 11,281 returns were filed

by Nevada residents who moved within the state (e.g., from one county to another). Non-movers had an estimated adjusted gross income (AGI) of \$101,546, while newly arrived residents had an AGI of \$117,271, 15 percent higher than non-movers. In-state movers had an even lower estimated AGI of \$69,815. This means that newly arrived residents are wealthier than both current residents and are in a better financial position with respect to the housing market than typical Nevada residents.

In Table 2, we also show the top ten states of origin for new Nevada residents. California is the largest source, contributing over 42 percent of all new residents. Texas, Arizona, Washington, and Florida are the second- through fifth-largest sources of migration, respectively. New residents from California have an even higher estimated AGI of \$134,796, which is 33 percent higher than current Nevada residents. This means that the median transplant from California is substantially wealthier than the median Nevadan and able to outbid locals for housing.

Among other states, Washington, Illinois, and Colorado also have much higher estimated AGI than Nevada, while movers from Texas, Florida, Utah, and Hawaii tend to be less wealthy compared to current state residents. For further information, the Lied Center for Real Estate has published a data brief on this topic.²¹

Table 2. Internal Revenue Service Income Data on Movers

Origin Information		Number of Returns	Number of Individuals	Calculated AGI
State	Type			
NV	NV Out-of-State Movers	72,536	122,485	\$117,271
NV	NV In-State Movers	11,281	19,298	\$69,815
NV	NV Non-Movers	1,235,707	2,358,614	\$101,546
CA	California	30,571	52,332	\$134,796
TX	Texas	3,568	6,072	\$87,730
AZ	Arizona	3,337	5,533	\$101,721
WA	Washington	3,004	5,125	\$206,399
FL	Florida	2,611	4,102	\$93,629
UT	Utah	2,385	4,283	\$98,894
IL	Illinois	1,954	3,246	\$117,729
HI	Hawaii	1,953	3,583	\$73,592
CO	Colorado	1,931	3,167	\$167,758
NY	New York	1,728	2,608	\$101,893

Source: Internal Revenue Service. "SOI Tax Stats - Migration Data." Internal Revenue Service.
<https://www.irs.gov/statistics/soi-tax-stats-migration-data>.

SUPPLY

The nation's housing experts, regardless of ideological leanings, are in general agreement that housing supply shortages are a key driver of unaffordability.²² Nevada's supply shortage is clearly illustrated by its home vacancy rate since the Great Recession, shown in Figure 12. Vacancies peaked in 2008 at 5.3 percent and then fell through 2021, reaching a post-pandemic low of 0.7 percent. Vacancies improved somewhat in 2022, increasing to one percent, and remained unchanged in 2023.

There is also some existing housing supply that is not being utilized. According to a Nevada stakeholder with real estate expertise, among the

state's many residential properties classified as vacant, nearly 30 percent—or more than 34,000 properties—are listed as "other vacant" for a variety of reasons, including that they have been condemned, need repair, are awaiting real estate settlement, or for other reasons.²³ These properties offer potential for renovation, rehabilitation, or repurposing for better use. More importantly, they are on land already designated for residential use. Local governments may be able to take steps to encourage redeployment of these properties into the housing market. Returning even a portion of these properties to regular use could add a notable number of residential units to the state inventory.²⁴

Figure 12. Home Vacancy Rate in Nevada, 2007-2023



Source: U.S. Census Bureau, *Residential Vacancies and Homeownership Annual Statistics* (retrieved from FRED, Federal Reserve Bank of St. Louis). Note: Not seasonally adjusted.

19 For additional information on the housing needs and gaps in the rural counties, the Nevada Economic Assessment Program through the University of Nevada, Reno has more detailed reports (<https://extension.unr.edu/neap/pubs.aspx>).

20 The data does not show the number of returns by filing status. The difference between the "number of individuals" and the "number of returns" columns can be used to estimate the number of individuals whose taxes were filed as part of a couple.

21 "The Lied Research Report Data Briefing: New Money versus Old Money," 2024. Lee Business School, UNLV. <https://liedcenter.unlv.edu/wp-content/uploads/2024/09/Lied-Research-Report-Volume-1-Issue-3-September-2024.pdf>.

22 Of note: Brookings Institution, the Urban Institute, the Center for American Progress, the American Enterprise Institute (AEI), the Mercatus Center at George Mason University, and the Council of Economic Advisors.

23 U.S. Census Bureau. American Community Survey, 2023; Vacancy Status B25004, 5-Year Estimates, and "Other Vacancy Status," B25130, 1-Year Estimates.

24 Census Bureau, U.S. American Community Survey and Puerto Rico Community Survey, 2023; Subject Definitions. https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2023/ACSSubjectDefinitions.pdf.

LAND AND INFRASTRUCTURE

Federal land ownership in Nevada may be one of the greatest constraints on the state's ability to respond to increased housing demand. Federal land is unavailable for development unless it is transferred to a local jurisdiction or sold at auction. According to the most recent and reliable data, the federal government owns 84.4 percent of Nevada land, or just under 60 million acres.²⁵ This is a significantly higher percentage than the next highest state, Utah, where 61.4 percent of the state is federally owned. If one were to remove the land owned by the federal government from Nevada's total area, it would shrink from the seventh-largest to the 41st-largest state, roughly the size of Maryland. Table 3 shows federal land ownership by county. Even within the state's three urban counties, the federal

government owns approximately 79 percent of all land. Thus, these counties and the cities within their borders are extremely constrained in their ability to develop more housing.

In the rural counties (those other than Carson City, Clark, and Washoe), federal land ownership ranges from 51.9 to 97.8 percent, except in Storey County, which is the outlier with only 9 percent federal land ownership. During stakeholder interviews, a former leader in state government commented that the Reno-Sparks area is "pretty much out of land" and dependent on Congress and the federal Bureau of Land Management to make land available. They also mentioned a similar process on behalf of Churchill County required five years to complete.

Table 3. Federal Land Ownership by County²⁶

County	Population (2020)	Size (acres)	Federal Ownership (acres)	% Federally Owned
Urban				
Clark	2,265,461	5,158,982	4,445,770	86.2%
Washoe	486,492	4,187,015	3,006,844	71.8%
Carson City	58,639	100,635	51,246	50.9%
Rural				
Lyon	59,235	1,295,518	839,067	64.8%
Elko	53,702	11,009,486	7,982,731	72.5%
Nye	51,591	11,647,102	11,322,575	97.2%
Douglas	49,488	472,092	244,960	51.9%
Churchill	25,516	3,215,467	2,364,081	73.5%
Humboldt	17,285	6,181,029	5,054,762	81.8%
White Pine	9,080	5,693,255	5,369,792	94.3%
Pershing	6,650	3,883,169	2,923,252	75.3%
Lander	5,734	3,532,482	2,991,340	84.7%
Mineral	4,554	2,440,305	2,101,815	86.1%
Lincoln	4,499	6,807,789	6,658,164	97.8%
Storey	4,104	168,732	15,146	9.0%
Eureka	1,855	2,675,173	2,110,168	78.9%
Esmeralda	729	2,296,993	2,231,288	97.1%

²⁵ Solano-Patricio, E. D., Beavers, K., Saladino, C. J., Brown, W. E. (2020). Land Use in Nevada: Counties and the Bureau of Land Management (BLM). Environment Fact Sheet #3 1-4.
²⁶ IBID.

Discussions about land with Nevada stakeholders focused on federal land ownership. The process for land disposal was of particular interest, and both urban and rural stakeholders viewed land as “part of the story – not the story.” They highlighted the interplay between infrastructure expansion and buildable land. One narrative recurred, and it is paraphrased here:



There’s a lot of federal land, and that’s a problem. But it’s not clear what’s available, or what’s buildable. For example, what is the slope and the grade? Does someone else own the land, maybe the county, or is it privately owned? How can I find out if that land is developable? What will the infrastructure costs be, such as sewer lines, roads, connections to the power grid, schools, et cetera? Who will pay for those things? And what are the environmental costs?

These questions demonstrate that federal land ownership creates a unique set of problems for Nevada and that the development of this land, if possible, is not independent of infrastructure considerations. Moreover, state and local policymakers have limited influence on federal land management matters, and local and state governments are often subject to policy decisions made by federal agencies. Federal land ownership of this magnitude makes sustainable economic development very challenging. Any policies related to transferring federal land would likely benefit from additional research, such as a land inventory and an analysis of the development costs.

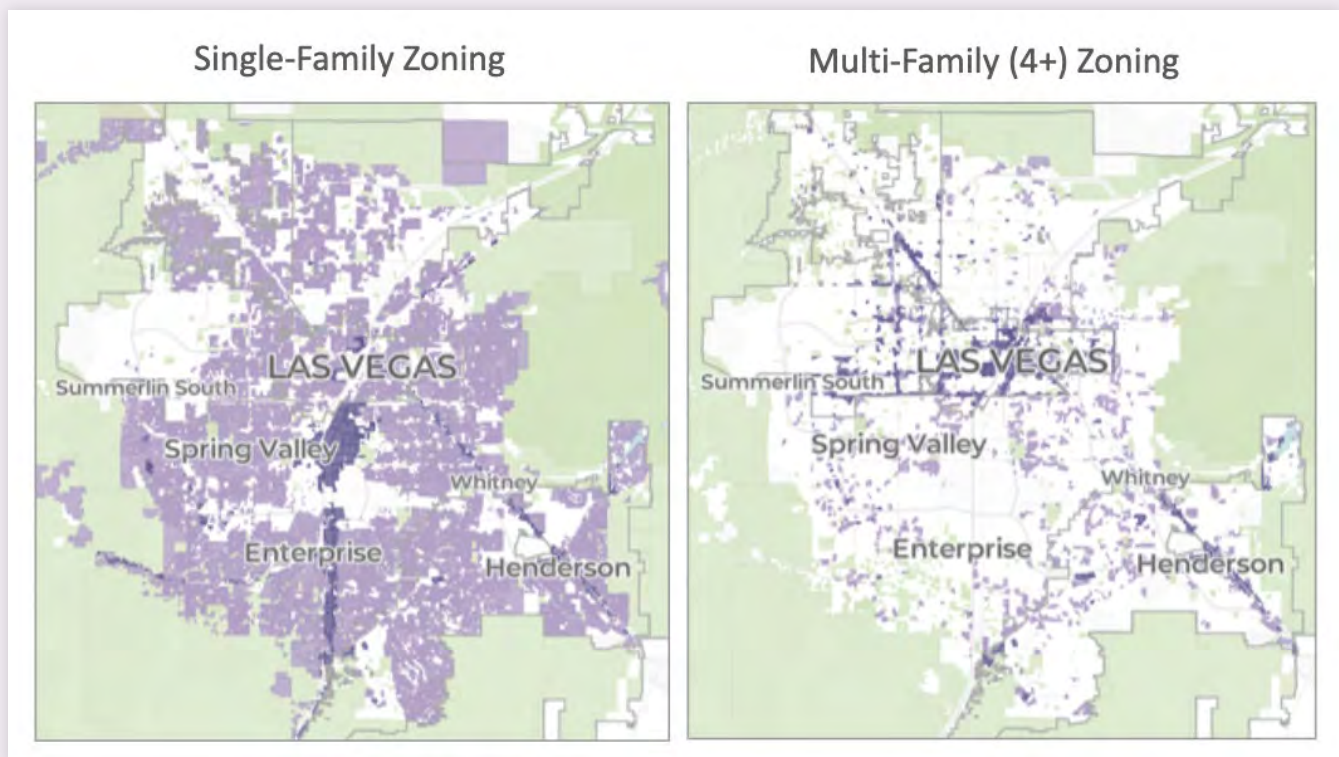


ZONING

Zoning and legal structures also affect the supply of land for housing in Nevada and often differ among the state's various cities and counties. Zoning is a form of land-use control, which limits the type and intensity of development. While it may be well-intentioned and can prevent locally undesirable land uses, such as the siting of an industrial facility next to an elementary school, it does limit the supply of land for housing by constraining the set of development choices for a given parcel of land.

Coupled with federal land ownership challenges, zoning further constrains the ability of cities and counties to solve housing affordability issues and provide land for development. Zoning is particularly problematic when it excludes multi-family housing options in residential areas. Figure 13 illustrates the current allowable zoning for single-family versus multi-family housing within the most populated parts of Clark County.

Figure 13. Single-Family Zoning vs. Multi-Family Zoning in Las Vegas

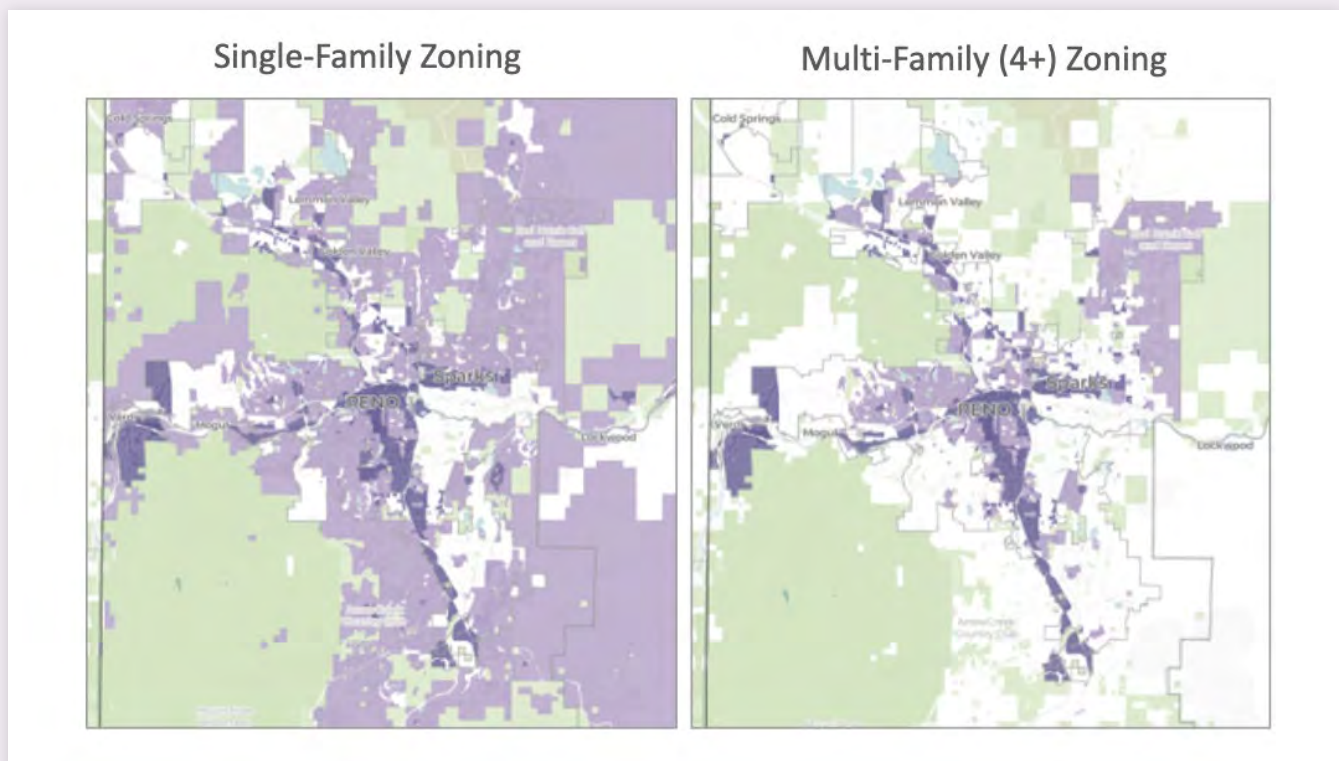


Source: National Zoning Atlas.

Figure 14 shows a similar difference in zoning within the Reno-Sparks Metropolitan Statistical Area (MSA), but with less divergence between single-family versus multi-family zoning. The Reno-Sparks area has zoning regulations that are more permissive for multi-family developments, but a far greater amount of land is zoned for single-family development. It is worth noting that the limited zoning footprint for multi-family development in Las Vegas (as compared to Reno) makes its development that much more of an obstacle for addressing housing needs in southern Nevada.



Figure 14. Single-Family Zoning vs. Multi-Family Zoning in Reno-Sparks



Source: *National Zoning Atlas*.

In addition to the issues with zoning that exist across the state, the presence of many Homeowners Associations (HOAs) can create additional challenges for affordable housing within the state. According to some recent estimates, 500,000 Nevada residences are subject to HOA requirements, or just over 42 percent of the housing units in the state.²⁷

In much the same way that zoning restricts development on raw land, HOA regulations—commonly known as Covenants, Conditions, and Restrictions or CC&Rs—often restrict changes to an existing parcel once it is developed. This can impair the ability of any single-family home to be converted to a duplex, to add an accessory dwelling unit, or to be changed to another multi-family configuration, even if allowed by local zoning codes. Accessory dwelling units—small but complete housing units with a separate kitchen, bathroom, and living space from the main residence—are a potential avenue to create affordable rental units for smaller households or for senior housing. While there exists some concern that ADUs may negatively impact home prices due to potential congestion or traffic increases, recent research in Utah suggests this may not be the case.²⁸

A seminal research study on the effects of regulations such as zoning, growth controls, and development fees found that these measures can both constrain supply and increase demand. The study states, “Our estimates suggest that metropolitan areas with more extensive regulation can have up to 45 percent fewer [housing] starts, and price elasticities that are more than 20 percent lower than those in less-regulated markets.” That higher regulation would reduce development should be no surprise. However, the impact of regulation on the responsiveness of supply to changes in prices (price elasticity) is noteworthy. In a highly regulated environment, an increase in housing prices is less likely to prompt developers to build more housing because of the lower price elasticity.²⁹

What follows is a sampling of stakeholder feedback about Zoning in Nevada:



Restrictive zoning and high permitting fees deter developers from initiating affordable housing projects due to increased financial burdens.

–Representative of state government with expertise in housing

Easing zoning restrictions and simplifying permitting processes can significantly lower housing costs.

–Representative of a national affordable housing advocacy group

Restrictive land designations through zoning significantly hinder the expansion of affordable housing by allocating disproportionate portions of land for non-economic uses.

–Expert in housing public policy

Raising the density bonus to provide more affordable units is essential but requires significant community and legislative support.

–Representative of a developer



27 Green, Z. (2023). Getting the most from your HOA: Nevada experts answer your questions. KNPR, State of Nevada. <https://tinyurl.com/2p8i7y4>.

28 Gnagey, J., Gnagey, M., & Yencha, C. (2023). The Impact of Legalizing Accessory Dwelling Unit Rentals on Property Values: Evidence from Ogden, Utah. *Journal of Housing Research*, 32(2), 103-122.

29 Mayer, Christopher J., and C. Tsuril Somerville. 2000. “Land Use Regulation and New Construction.” *Regional Science and Urban Economics* 30 (6): 639–62. [https://doi.org/10.1016/S0166-0462\(00\)00055-7](https://doi.org/10.1016/S0166-0462(00)00055-7).

PERMITTING

Existing regulations pose an additional hurdle for addressing housing affordability in Nevada, most notably the permitting process, as they can impede housing construction. Excessive or overly burdensome regulatory hurdles, such as lengthy environmental reviews, long delays in plan approval, or high development fees, can discourage the construction of new housing—especially affordable housing—which often has tighter financial costs relative to market-rate housing.

An additional challenge for builders of affordable homes can be objections from community members about a proposed development. Anecdotally, stakeholders advised that these concerns are sometimes raised by parties with no legal standing or who would not suffer any harm as defined in the law, yet their concerns sometimes result in project denial.

In terms of permitting, recent research has found that a one percent increase in planning approval time decreases the probability of a new development by just under one percent.³⁰ While Nevada’s current regulatory and permitting regime is complex, with much of the process left up to local governments, the state could address barriers in the permitting process through well-designed policy.

Some cities and states are using artificial intelligence (AI) tools to make the permitting process faster and more transparent. Some use AI to assist prospective permittees in preparing cleaner submissions that are more likely to be quickly approved. Others have automated tracking of the approval process so applicants can know their status in real time. Yet others have integrated AI with available data systems to assist in the permitting process.³¹ During stakeholder interviews, a national affordable housing

advocacy group representative commented that when local government “gets out of the way,” it is a no-cost solution that reduces the cost of housing.

The pace of new construction in the state has been uneven since 2018, even when considering the effects of the COVID-19 pandemic on the state’s economy. In Appendix C, we provide U.S. Census Bureau Building Permits Survey data since 2018 at the county and city level on new construction permits for single-family and multi-family units. Statewide, the total permits steadily increased from 2018 through a peak in 2021 before falling over the subsequent two years. Part of this can be explained by the current high-interest rate environment and the effects of inflation, which have increased the costs of borrowing for construction projects and labor and materials costs. Figure 15 displays this data at the state level, broken out by housing type and dating back to 2007.

Looking at the different counties and jurisdictions in Appendix C, there are marked differences in the pattern of permits. Some rural counties are apparently not reporting their permit numbers (Nye and Mineral), and some have very little building activity (Lander and Pershing). Other rural counties are building at a steady pace (Douglas and Elko), and some are even building multi-family housing in conjunction with single-family. In the urban counties and incorporated cities, some areas are building single- and multi-family housing at a similar rate (Reno and Sparks), while others are prioritizing single-family construction (all of Clark County). The latter point is particularly noteworthy. The three largest cities in the state (Las Vegas, Henderson, and North Las Vegas) are building multi-family housing at a much lower rate than the fourth and fifth largest cities (Reno and Sparks).

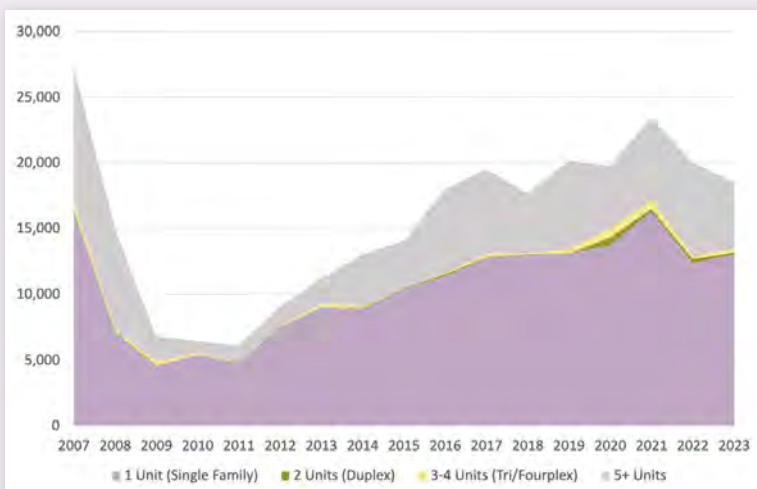


Figure 15. Number of Nevada Units Permitted, by Housing Type, 2007-2023

Source: U.S. Census Bureau, *New Privately-Owned Housing Units Authorized by Building Permits in Permit-Issuing Places in Nevada*.

CONSTRUCTION COSTS

Another potential hurdle in addressing the state's housing needs is related to the construction labor market and its distribution across the state. Workers in this sector are heavily concentrated in Clark and Washoe Counties, where 92 percent of all construction workers reside, as shown in Table 5.³² While this may be beneficial for urban counties, it greatly hinders the ability of rural counties to build housing, even with the wage premium offered by construction in most counties. This is particularly important for rural counties that are disconnected from urban counties, such as Elko, Eureka, Lander, and White Pine.



Table 5. Construction Industry by County

Locale	Total Employment	Total Const. Employment	% of Workforce	Avg. Wages	Avg. Const. Wages
United States	153,087,529	7,941,364	5.2%	\$72,357	\$77,179
Nevada	1,522,285	110,627	7.3%	\$63,782	\$77,505
Carson City	31,329	1,545	4.9%	\$63,721	\$70,207
Churchill	8,929	759	8.5%	\$58,339	\$71,812
Clark	1,097,276	79,967	7.3%	\$61,954	\$78,561
Douglas	19,840	1,632	8.2%	\$63,910	\$64,738
Elko	22,398	1,954	8.7%	\$63,137	\$82,856
Esmeralda	342	0	0%	\$67,824	-
Eureka ³³	s	s	s	s	s
Humboldt	7,749	224	2.9%	\$67,994	\$68,792
Lander	3,694	76	2.1%	\$90,755	\$89,968
Lincoln	1,300	48	3.7%	\$46,786	\$73,987
Lyon	13,681	1,085	7.9%	\$55,342	\$67,732
Mineral	1,310	46	3.5%	\$60,907	\$52,459
Nye	13,505	765	5.7%	\$63,822	\$53,092
Pershing	1,898	34	1.8%	\$75,703	\$95,367
Storey	19,218	808	4.2%	\$76,738	\$102,365
Washoe	238,573	21,137	8.9%	\$65,910	\$75,200
White Pine	4,403	168	3.8%	\$71,068	\$81,239

Source: U.S. Bureau of Labor Statistics data for 2023 in all sectors (columns one and four) and for the construction sector (columns two and five). Employment is for the county in which one works.

30 Douglas H. Wrenn, Elena G. Irwin. (2015). Time is money: An empirical examination of the effects of regulatory delay on residential subdivision development. Regional Science and Urban Economics, Volume 51, 25-36. <https://doi.org/10.1016/j.regsciurbeco.2014.12.004>.

31 Silver, Ashley. 2024. "How Governments Are Using AI and GIS to Fast-Track Permits." GovTech. July 11, 2024. <https://www.govtech.com/artificial-intelligence/how-governments-are-using-ai-and-gis-to-fast-track-permits>.

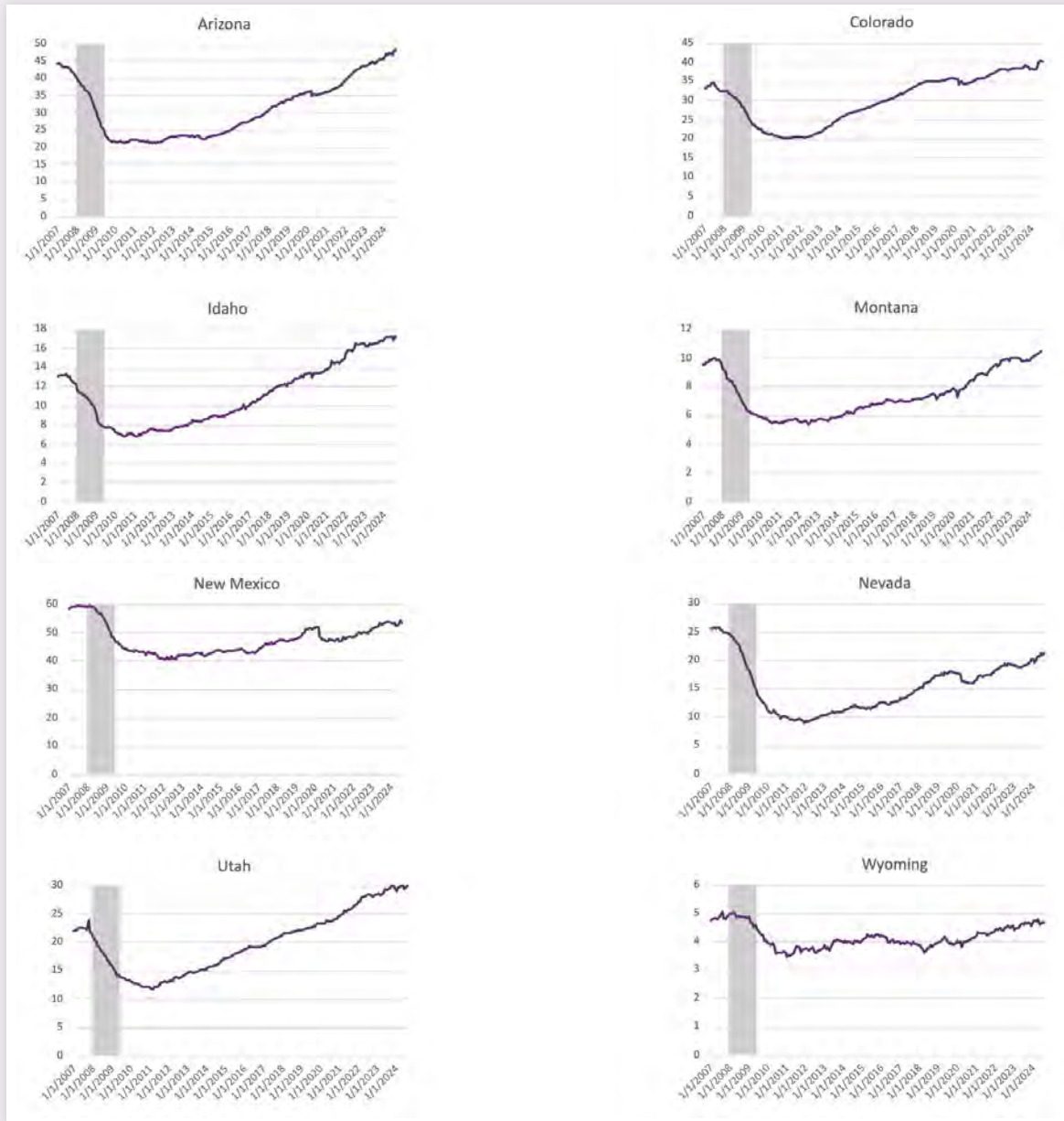
32 Clark and Washoe constitute 88.6 percent of the state's population as of the 2020 Census.

33 Data for Eureka County is suppressed by the U.S. Bureau of Labor Statistics due to privacy consideration stemming the potential to identify respondents within the data.

Overall, and in comparison to other states in the Mountain West, Nevada's building construction workforce exhibited one of the deepest post-Great Recession declines, as shown in Figure 16. Although it has rebounded somewhat, it has not recovered to mid-2000 levels, unlike most other Mountain West states, many of which have witnessed

building construction workforce expansions between 2007 and 2024 (notably, Arizona, Colorado, Idaho, Montana, and Utah). Addressing affordability challenges in the state would require considering several of these construction workforce issues in Nevada.

Figure 16. Building Construction Workforce in the Mountain West, 2007-2024



Source: U.S. Bureau of Labor Statistics, *State and Metro Area Employment, Hours, and Earnings. All Employees: Construction: Construction of Buildings in [State]* (retrieved from FRED, Federal Reserve Bank of St. Louis). Series data is not available for New Mexico and is displayed for illustrative purposes only. See: U.S. Bureau of Labor Statistics, *State and Metro Area Employment, Hours, and Earnings. All Employees: Construction in New Mexico* (retrieved from FRED, Federal Reserve Bank of St. Louis). Note: The Mountain West is a Census-designated regional division. Shaded areas indicate U.S. recessions. Thousands of persons, seasonally adjusted.

THE CRUCIAL NATURE OF HOUSING AFFORDABILITY

As detailed above, many factors have contributed to Nevada's lack of housing supply. Their combined effect limits the ability of the housing market to respond adequately to rising demand and to build more housing. Alleviating the impact of these factors and the constraints they impose on housing development should be a central goal for policymakers concerned about affordability. Before discussing Nevada's policy environment and potential options in Section V, we first ground the discussion in why housing affordability is so critical in our state.

Nevada's Workforce Housing Needs

Nowhere has the current affordability crunch hurt Nevada's residents more than those working in the state's dominant industries. These residents are impacted by Nevada's lack of workforce housing—that which is affordable to those in the workforce but who may not qualify for affordable housing programs. While the income level ascribed to

those needing workforce housing is not precisely defined, it is generally between 80 percent and 120 percent of the area median income (AMI). This income would not qualify an individual for most HUD programs, which typically phase out benefits around 80 percent of AMI.³⁴ Housing in this price range is often needed by teachers, nurses, first responders, and, particularly in Nevada, those working in our dominant gaming, hospitality, and tourism industries.

To illustrate this issue, Figure 17 shows the annual median income for Nevadans working in the five largest occupations, overlaid with the annual income needed to afford a typical one- or two-bedroom apartment without being cost-burdened. Only an individual working in one of the five most common occupations, Management, earns enough to comfortably afford rent. This means that a typical household of one individual will face significant housing affordability issues even though they are gainfully employed and working full-time.

Figure 17. Annual Median Income of Top 5 Occupations vs. Annual Income Needed for One-and Two-Bedroom Apartments in Nevada



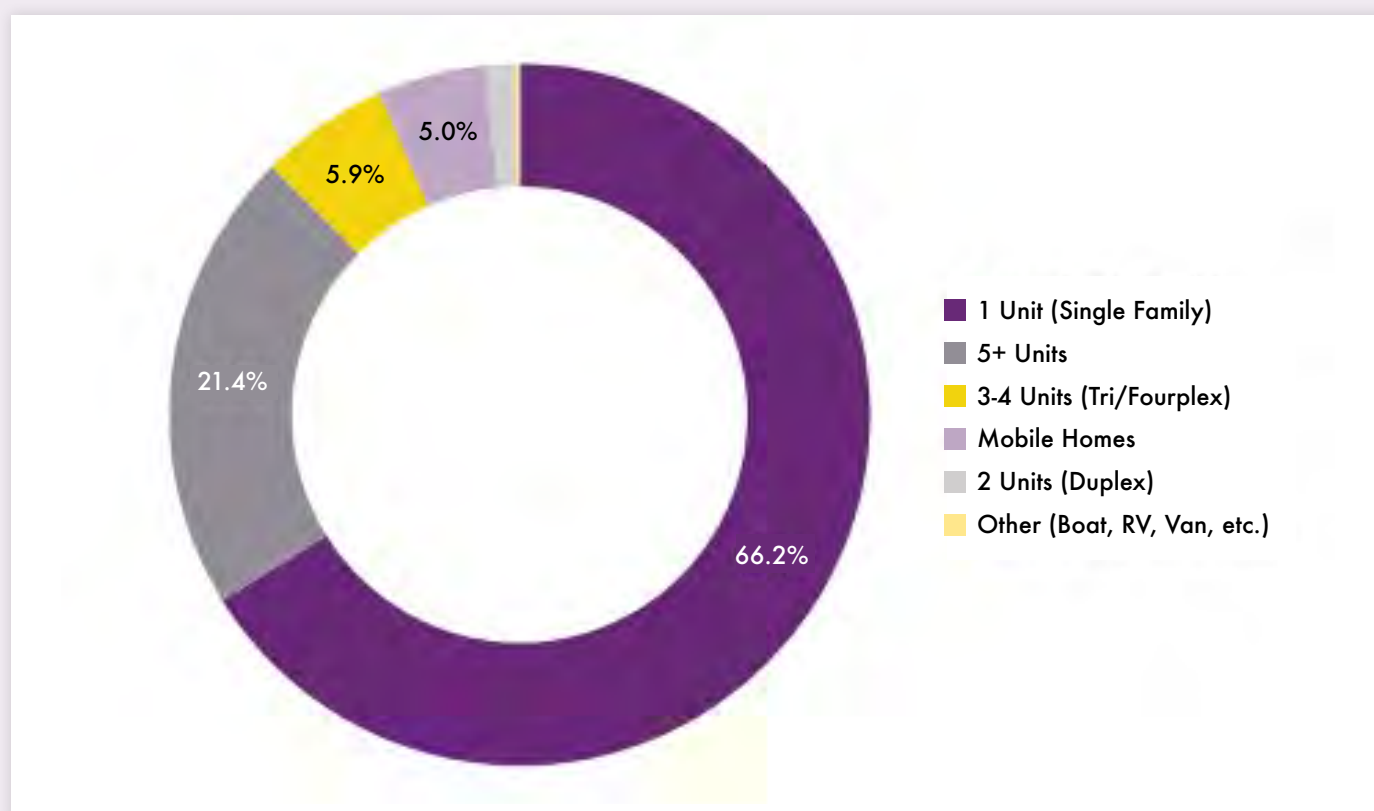
Source: U.S. Bureau of Labor Statistics, May 2023 State Occupational Employment and Wage Estimates. National Low Income Housing Coalition, One-Bedroom and Two-Bedroom Fair Market Rent (FMR) Incomes, 2023. Authors' calculations.

34 Ford, Tiffany N., and Jenny Schuetz. 2019. "Workforce Housing and Middle-Income Housing Subsidies: A Primer." Brookings. October 29, 2019. <https://www.brookings.edu/articles/workforce-housing-and-middle-income-housing-subsidies-a-primer/>.

If we assume a household consists of two individuals working full-time in the same occupation, both one- and two-bedroom apartments become affordable, but only marginally, and any loss of hours or income by one household member could immediately create affordability concerns. Furthermore, a household of two workers may be able to afford an apartment “in theory,” but that actual apartment may not exist within Nevada. This is because the vast majority of housing units in Nevada are single-family homes, which comprise over 66 percent of

the housing stock, as shown in Figure 18. This limits the number of housing units available for those working in Nevada’s top industries and increases the demand for those units, thereby pushing up prices. Just 21.4 percent of Nevada’s housing stock includes apartments potentially affordable for the workforce. Moreover, not everyone wants to live in a large multi-unit apartment building and would prefer the additional space and privacy of a single-family home; however, many cannot afford the payments on a home, given their income.

Figure 18. Nevada’s Housing Stock, by Type



Source: 2023 American Community Survey 1-year Estimates.

“Missing-Middle” Housing

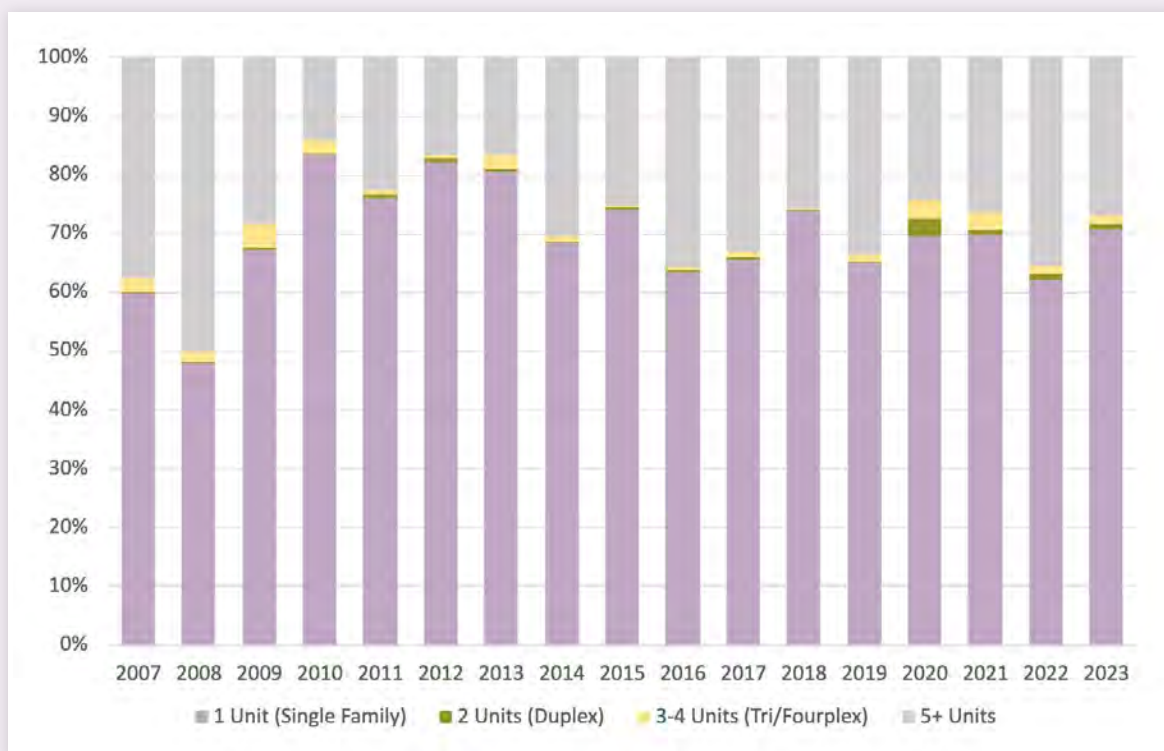
The discussion of housing stock illustrates the need for intermediate housing units between a large apartment building and a single-family home, commonly known as missing-middle housing. These housing units consist of duplexes, triplexes, fourplexes, and other configurations that create denser housing per parcel than single-family housing but less so than in an apartment complex. These units are underrepresented in Nevada’s housing stock, contributing just over seven percent of all available housing units.

Building more units of this type could significantly improve affordability by increasing the potential set of housing options for all members of the workforce. Additional options at price points between multi-family rental prices and single-family home prices provide further choices. However, such units are not being built, as shown in Figure 19. Since 2007, developers have mostly built two types of housing—

large multi-family properties and single-family homes—and are not building this “missing-middle” housing. The reasons for this relate to the supply issues discussed above, which include zoning and permitting issues. This can also be a function of a lack of incentives encouraging such development, which generally does not attract development tax credits—as can be the case with the construction of affordable multi-family housing—or offer the same higher potential selling price of a single-family home.

Nevada’s housing affordability challenges are big but not insurmountable. Other cities and states have encountered or anticipated similar difficulties and taken action, sometimes with great success. The following section offers many policy options for state and local leaders to consider; it explores the benefits and drawbacks of each and gives examples of their successful implementation.

Figure 19. Share of Nevada Units Permitted, by Housing Type, 2007-2023



Source: U.S. Census Bureau, *New Privately-Owned Housing Units Authorized by Building Permits in Permit-Issuing Places in Nevada*.

V. POLICY CONSIDERATIONS

As detailed in Sections III and IV, Nevada faces significant housing affordability challenges that arose from wide-ranging circumstances. They impaired the market's ability to construct much-needed housing units in response to rising demand. Addressing these challenges will require policy interventions at all levels of government, but they may be most impactful at the state level. This section of the report describes potential policy actions and interventions that could meaningfully address Nevada's housing affordability needs, drawing on what other states and localities have done from across the United States. Before that, there is some economic context for the two general areas in which policy interventions may be undertaken: the demand side and the supply side. This report also focuses on the scope of impact and the larger economic effects of interventions on either side of the market. Additional context is provided for state-level efforts taking place nationally.



DEMAND-SIDE VERSUS SUPPLY-SIDE POLICY INTERVENTIONS

The goal of most housing market policy interventions is to improve affordability. A central question to ask early in the policymaking process is, “Which side(s) of the market will a proposed policy affect, and what are the possible consequences?” Policies supporting the demand side of the housing market generally involve helping homebuyers or renters in some manner to mitigate their affordability struggles. Examples might include downpayment assistance, tax credits, or mortgage interest subsidies for buyers, and rent stabilization, housing vouchers, or rent-to-own programs for renters. Demand-side policies tend only to benefit the group receiving assistance and not support housing affordability for individuals outside the targeted group. On a large scale, they can theoretically hurt one group while helping another by creating competition between groups for available housing. For example, if the federal government offered \$1,000 in monthly rental assistance for all unemployed veterans in an area with many veterans, they may crowd out single mothers seeking similar housing.

An often-discussed demand-side policy is rent stabilization, commonly known as rent control. Limiting changes in market rent or capping rent prices can initially help with affordability. However, research shows rent control can distort and create inefficiencies in the market by limiting movement among renters and disincentivizing landlord investment in both new and existing units.^{35,36,37,38}

For homebuyers, a common demand-side policy is providing downpayment assistance for certain groups of potential buyers. On a limited basis, this assistance can be helpful to those eligible; on a large scale, it can place upward pressure on home prices if a material percentage of buyers in a community have access to this additional resource. Downpayment assistance can also raise fairness concerns, if eligibility is income-based and benefits are not phased out over a range of income. One person could receive substantial help, while someone earning slightly more might receive nothing. Overall, demand-side policies tend to benefit some groups over others while potentially distorting housing prices. However, demand-side

measures tend to be easier to implement, with results that can be measured more immediately because they do not require housing to be built to affect affordability.

Supply-side policy interventions encouraging more housing units to be built can generate more effective and longer-lasting outcomes in a housing market. In general, they increase the supply of available housing units, which puts downward pressure on prices. Supply-side policies can be applied to an entire market or target a market segment where supply lags behind demand. A long-term policy of encouraging market-rate housing construction can also improve affordability through filtering, the natural process whereby, as a house ages, it depreciates in appeal, making it more affordable over time. This process is slow, with recent studies noting that for every year of age, a home’s affordability increases by 0.4 percent. However, consistent homebuilding over decades can result in a rotating supply of affordable homes in a given market.³⁹ Supply-side policies are less likely than demand-side approaches to generate unintended market-distorting outcomes, as they are not inflationary. However, supply-side policies tend to require more time to have a measurable effect on the housing market, meaning results may not be noticeable over weeks or months but may require years.



35 Glaeser, E. L., & Luttmer, E. F. P. (2003). The misallocation of housing under rent control. *American Economic Review*, 93(4), 1027-1046.

36 Sims, D. P. (2011). Rent control rationing and community composition: evidence from Massachusetts. *The BE Journal of Economic Analysis & Policy*, 11(1).

37 Gyourko, J., & Linneman, P. (1990). Rent controls and rental housing quality: A note on the effects of New York City's old controls. *Journal of Urban Economics*, 27(3), 398-409.

38 Sims, D. P. (2007). Out of control: What can we learn from the end of Massachusetts rent control? *Journal of Urban Economics*, 61(1), 129-151.

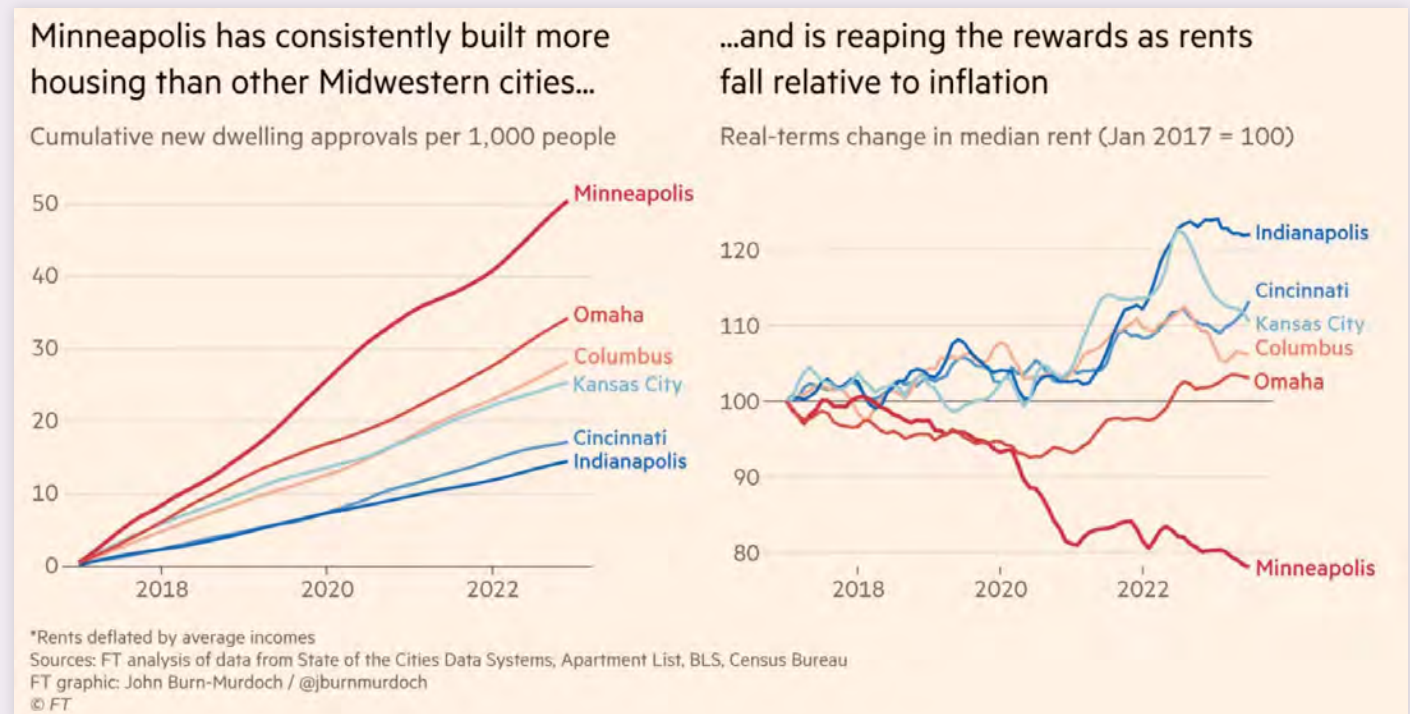
39 U.S. Housing and Urban Development, Policy Development & Research. (2020). Impacts of Filtering and Rent Control on Housing Supply. <https://tinyurl.com/mrx665h9>.

Figure 20 shows the effectiveness of supply-side reforms by examining the Midwest housing market, focusing on Minneapolis, Minnesota. In 2018, Minnesota enacted several supply-side policies that encourage construction, regardless of affordability considerations, as part of its Minnesota 2040 plan. The policies of note include upzoning—the elimination of all single-family zoning—and the removal of parking requirements for multi-family buildings.⁴⁰ The pace of construction in Minneapolis accelerated relative to other Midwestern cities, as seen in the left panel of Figure 20. The effect of these reforms is shown in the right panel, whereby the median real rental rate is falling in Minneapolis while generally trending upward in other cities.

Conversations with stakeholders from across Nevada generally pointed toward interest in supply-side policies, which stakeholders thought would be

more impactful in the long run to address Nevada's housing affordability needs. The consensus is that providing additional resources across the state, especially in mitigating financing gaps in the construction of explicitly affordable units, would be very beneficial in addressing a shortage of these types of units. While some stakeholders mentioned demand-side policies could be beneficial, these were more related to policies outside of state control, such as increasing Nevada's share of federal housing vouchers. One stakeholder pointed out that even if affordable housing is a priority, all types of housing need to be continuously built. It is important to remember that affordable housing becomes available when a family is moving up the income ladder and can move to a more expensive tier of housing.

Figure 20. Supply-side Efficacy: Example from Minneapolis, Minnesota



Source: Financial Times. Licensed and used with permission.

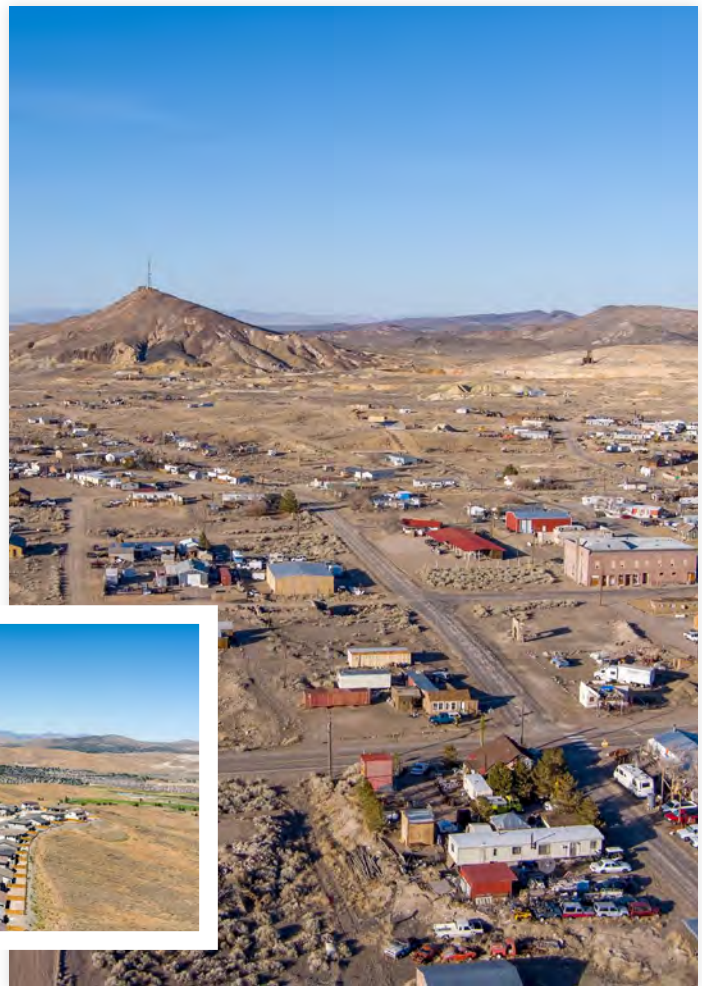
STATE POLICY ENVIRONMENT WITHIN NEVADA

As has been noted, most of the policy interventions discussed herein are best implemented at the state level. Generally speaking, local governments in Nevada may only exercise those powers granted specifically to them by the *Nevada Constitution* or by statute enacted by the state Legislature. This principle, known as Dillon's Rule and named after a nineteenth-century jurist who wrote extensively on the subject, was modified in 2015 to give cities and counties in Nevada more control over "matters of local concern" ([NRS 244.137](#) to [244.146](#), inclusive, and [NRS 268.001](#) to [268.0035](#), inclusive). Nevertheless, the state Legislature retains the authority to direct the governing bodies of cities and counties (see [NRS 244.146](#) and [NRS 268.0035](#)). An example of the Legislature specifically directing local governments within an area normally under the purview of the local governments may be found in [NRS 278.253](#). This statute, enacted in 2021, requires governing bodies of cities and counties to adopt ordinances for the zoning of tiny houses.

Over the last several years, the Nevada Legislature has enacted numerous legislative measures concerning affordable housing. A list of those considered since 2019, which includes final bill status, is included in Appendix D. The policy interventions set forth below build upon many of those measures. However, one area that is not addressed in this report and which could bear further inquiry, perhaps as part of a larger study on property taxation in Nevada, are the various exemptions from property taxation granted for affordable housing. These exemptions include one used for housing for persons with low income set forth in [NRS 361.082](#) and another for housing for very low-income elderly persons and very low-income persons with disabilities set forth in [NRS 361.086](#).



One area that is not addressed in this report and which could bear further inquiry, perhaps as part of a larger study on property taxation in Nevada, are the various exemptions from property taxation granted for affordable housing.



Potential Supply-Side Policy Interventions

The supply-side policy options below are grouped into five overarching categories. We briefly explain each and provide links, when applicable, to similar policies in other states or localities and explain their potential benefits and limitations.



LAND AND INFRASTRUCTURE

1. Policy: Collaborate with Nevada’s congressional delegation to advance legislation for the disposition of federal lands.



Explanation: Increasing the amount of federal land allocated for development will allow more development of all types of housing. This could include measures to free up specific plots of land or to expand, clarify, or streamline administrative rules, allowing an expanded and orderly disposal of federal lands. As this must be done on a federal level, the Nevada Legislature could collaborate with Nevada’s congressional delegation’s ongoing efforts to ensure a unified message is delivered to the federal executive branch.⁴¹



Policy Positives: It ensures all of Nevada sees quicker disposal of federal lands, which can be used for housing construction and commercial development. This could create economic growth statewide.



Policy Limitations: It may not be a priority bill in the U.S. Congress, which could require more time to pass and take effect. This policy may only affect affordability over many years.



Stakeholder Suggestion: A representative of the developer community suggested an additional strategy that could make sharing public land quicker and more palatable in the long run. The suggestion is that public land desired for developing affordable housing be leased to a developer for multiple decades for one dollar per year. The developer could agree to rent the housing units at a discount commensurate with the low land cost. At the end of the development’s useful life, the public entity owning the land could reclaim it for government use or sell it.

⁴¹ See [H.R. 3173](#) and [S. 3593](#).



LAND AND INFRASTRUCTURE

2. Policy: Fund a statewide land inventory, perhaps with the concurrent creation of a state Geographic Information System (GIS) office.



Explanation: A statewide land inventory with a focus on residential uses would allow all of the land in the state to be categorized by: (1) ownership (federal, tribal, state, local, private, nonprofit, and other entities); (2) the presence of any entitlements or encumbrances; (3) the disposition status; (4) the current land use and zoning designation; (5) the suitability for housing development, including key land descriptors such as slope, grade, and other criteria that matter in buildability; (6) the presence of any facilities and services, including infrastructure needs and utilities; and (7) the economic and environmental impacts of development. An inventory for Clark County was commissioned by the Nevada Governor's Office of Economic Development in 2023,⁴² but to our knowledge, such an inventory has never been completed statewide. The creation of a state GIS office could move Nevada forward technologically, with housing and land inventories providing real-time trends analysis and empirical data intelligence that would highlight Nevada's housing resources and challenges. This data could also be layered with other data sources to offer comprehensive insights into many other topics tangential to housing.



Policy Positives: An inventory would provide a clearer picture of the statewide land supply and guidance on constraints, benefiting both state and local governments in residential development. An inventory would also help developers determine project cost and feasibility. Continually updating the inventory will allow these benefits to continue indefinitely and lower the lifetime cost of the project.



Policy Limitations: Nevada is the seventh largest U.S. state by area, so this project may take considerable time to complete. It must be done uniformly to ensure every parcel in the state is similarly evaluated. Continually updating the inventory will require sustained funding and a process to ensure uniformity over time.

⁴² The inventory was performed by RCG Economics and is available here: <https://tinyurl.com/3nmxktht>.



LAND AND INFRASTRUCTURE

3. Policy: Redevelop abandoned and other vacant properties.



Explanation: According to a Nevada stakeholder with real estate expertise, among the state’s many residential properties classified as vacant in U.S. Census Bureau data, nearly 30 percent—or more than 34,000 properties—are listed as “other vacant” for a variety of reasons, including that they have been condemned, need repair, have had an extended absence, or are awaiting real estate settlement.⁴³ Some of these properties could offer potential for renovation, rehabilitation, or repurposing for better use. Importantly, they are on land already designated for residential use. One method of addressing some of these properties could be to amend the provisions of [Chapter 279B of NRS](#) (“Rehabilitation of Abandoned Residential Property”) to expand the ability of local authorities to facilitate the disposition of the properties on the condition that they be used to increase the housing supply within a limited timeframe. Perhaps local authorities could also offer certain incentives to those assuming responsibility for these properties. A 2024 article in *State Regs Today* further explores salient issues related to these properties.⁴⁴



Policy Positives: There is no need to find developable land; these properties are already in the local inventory. Depending on the status, it may be possible to acquire some properties for only the back taxes or special assessments due, and some may only require nominal rehabilitation to be ready for rent or sale.



Policy Limitations: Each property is subject to a unique set of circumstances, which may be legally complicated or require great expense to return to use. Additionally, it can be easier to identify such properties using a “quality code” in a county assessor’s property database, such as that used in Washoe County. However, it is unclear if such coding or other strategies for identifying properties to be rehabilitated are available in all Nevada counties.

⁴³ U.S. Census Bureau. American Community Survey, 2023; Vacancy Status B25004, 5-Year Estimates, and “Other Vacancy Status,” B25130, 1-Year Estimates.

⁴⁴ Ma, John. 2024. “Vacant and Abandoned Property Laws in Nevada,” – *State Regs Today*. Stateregstoday.com. January 20, 2024. <https://www.stateregstoday.com/business/real-estate/vacant-and-abandoned-property-laws-in-nevada>.



ZONING

1. Policy: Incentivize zoning reform.



Explanation: The state could incentivize broad zoning reform at the local level. This might include authorizing denser development in all zoned areas, particularly those zoned for single-family homes, and incentivizing infill development or relaxing parking requirements. Generally, zoning is the purview of local governments in Nevada, but there are state-level affordable housing requirements (e.g., [NRS 278.235](#)). The state could take two approaches to encourage zoning reform: it could provide state-level funding to local governments for affordable housing projects that eliminate specific zoning provisions or allow upzoning—a change in zoning code to allow for more housing capacity, including multi-family—or it could unilaterally make the change by mandating zoning changes.



Policy Positives: Zoning reform is a strategy for Nevada to create more housing without needing new land from the federal government. It has been shown to reduce geographic disparities in housing access, particularly in higher-cost urban areas where zoning restrictions often limit new housing development. Incentivizing infill housing development—building on vacant or underused land within existing residential areas—can optimize the use of existing infrastructure, reduce urban sprawl, and lower the environmental impact of adding new housing. It can also help revitalize neighborhoods and contribute to economic growth.



Policy Limitations: Zoning is a highly localized issue, and local governments may resist state intervention. Local opposition could lead to weak implementation of the law. Therefore, combining zoning reform with by-right permitting, as outlined in Policy 9, could help to avoid this pitfall. Additionally, while this policy would likely increase the housing supply, it does not guarantee the new units will be affordable to all income levels; the market could incentivize building luxury units instead of affordable housing.



ZONING

2. Policy: Allow missing-middle, multi-family construction through upzoning.



Explanation: Missing-middle, multi-family housing refers to a broad array of low to moderately dense low-cost housing types affordable to a wide range of individuals. While housing of this type was once common across the United States, it is rarely built due to local regulations. Allowing the construction of these units would require zoning revisions through one of two approaches:

- The state could establish a minimum number of dwelling units required on residentially zoned parcels currently restricted to detached single-family housing or other very low-density building types. For example, Washington state requires cities to allow between two and six units per parcel, with higher density required in cities with larger populations, on parcels near transit, and for projects that include deed-restricted, below-market units. Further, this policy could apply only to jurisdictions over a given size (i.e., 10,000 residents), as has been done in Oregon and Washington, or require different dwelling unit minimums in urban and rural counties.
- The state could establish minimum standards that expand the allowable building form or “envelope,” including a maximum building height, minimum setbacks, and lot coverage ratio. A maximum dwelling unit density is usually not provided under this approach. Within the building envelope, the number and size of units are determined by building code requirements and market demand rather than zoning. Maximum floor area ratios may also be established in tandem with looser height requirements.



Policy Positives: It ensures zoning does not stand in the way of adding needed housing units across the state and does not require additional federal land to see meaningful effects in a shorter time frame (less than five years). It also addresses workforce and affordable housing needs.



Policy Limitations: Depending on the approach pursued, local governments may oppose it as some of their authority will be curtailed (the first approach). Alternatively, it may require local governments to acquire the technical capacity to adopt detailed design guidelines and standards, which may not be feasible for all jurisdictions.



Examples from Other Localities: Oregon, Montana, Washington, and California have all passed laws requiring most local jurisdictions to allow between two and six units per parcel statewide and to permit a range of missing-middle building types. Several cities in the U.S. and Canada have advanced similar policies.



ZONING

3. Policy: Reduce or eliminate parking requirements for housing projects.



Explanation: Local governments frequently require development projects to include a specified number of off-street parking spaces (e.g., two per dwelling unit) to ensure adequate parking for residents. However, parking requirements often overestimate demand, increase housing costs, and impair the financial feasibility of development by requiring valuable land to go unused for housing. Eliminating parking mandates does not mean eliminating parking, which is an amenity that most people desire, but allows developers to build a diverse range of housing products that meet the varying needs and preferences of residents. Developers have a personal stake in allocating an appropriate number of spots, as they earn less revenue if they undersupply parking and waste money on construction if they oversupply it. More than any stakeholder, developers have strong incentives for building the “correct” amount of parking. The state could accomplish this policy by eliminating parking requirements for all new construction or establishing a statewide minimum parking requirement—based on the number of bedrooms and not dwelling units—prohibiting local jurisdictions from requiring more but allowing less if desired.



Policy Positives: It allows more of a parcel to be utilized for housing units, which means more units can be provided in each project. Moreover, it may encourage greater use of public transit or increased walkability within neighborhoods.



Policy Limitations: There is a potential for parking to be underprovided within each new development.



Examples from Other Localities: A growing recognition of these costs has led to a sea change in state and local parking policy. Over the past decade, more than 200 U.S. jurisdictions have rolled back minimum parking requirements. Nearly four dozen U.S. cities have eliminated parking mandates citywide, including South Bend, Indiana; Ann Arbor, Michigan; Buffalo, New York; St. Paul, Minnesota; Lexington, Kentucky; Raleigh, North Carolina; and Boston, Massachusetts. Oregon, California, and Colorado have also passed statewide laws to eliminate parking requirements, especially in areas served by mass transit.



Stakeholder Perspective: A representative of local government in one of Nevada’s bigger cities noted that reducing parking requirements is a strategic move to promote higher-density, affordable housing projects.



ZONING

4. Policy: Reduce minimum lot sizes.



Explanation: Minimum lot size regulations determine the smallest parcel size on which a structure can legally be built. For example, standard minimum lot sizes for detached single-family houses are 5,000 and 7,500 square feet, and may have minimum width and depth requirements for multi-family and non-residential construction as well. Large minimum lot size requirements contribute to high housing costs, particularly in areas with high land values. In Nevada, recent research shows the price of land contributes between 18 percent of the cost of a house (in Nye County) to nearly 39 percent (in Douglas County).⁴⁵



Policy Positives: Reducing the minimum lot size allows for denser development and encourages small-lot houses, which are more affordable. It can also address workforce housing needs and allow various housing types.



Policy Limitations: It may burden local transportation networks, schools, or other services and infrastructure as more housing units are constructed within each development.



Examples from Other Localities: Houston, Texas, was the first major city to reduce lot sizes in 1998 when it reduced the minimum lot size by over 70 percent (5,000 square feet to 1,400 square feet), which led to the construction of nearly 80,000 small-lot homes within the city. More recently, several other cities have reduced minimum lot sizes for housing development, including Spokane, Washington (to 1,200 square feet); Burlington, Vermont (no minimum); and Austin, Texas (to 1,800 square feet). California eliminated minimum lot sizes for accessory dwelling units, and Montana has encouraged reducing or eliminating minimum lot sizes.

⁴⁵ Larson, W. D., Shui, J., Davis, M. A., & Oliner, S. D. (2024). The Price of Residential Land for Counties, ZIP codes, and Census Tracts in the United States. Federal Housing Finance Authority Working Paper #19-01. <https://tinyurl.com/yc2xe9hz>.



ZONING

5. Policy: Encourage the construction of accessory dwelling units (ADUs).



Explanation: Accessory dwelling units—sometimes known as backyard cottages or granny flats—are additional homes built on lower-density residential parcels. Attached or detached, they are usually smaller than the primary house, can be built to minimize neighborhood impact, and are less expensive to build than larger single- and multi-family buildings. Accessory dwelling units can supplement, rather than replace, other forms of housing production, and put downward pressure on rents by increasing supply and competition among landlords. They can also help property owners increase their income and wealth while accommodating family changes and adding flexibility for the future. The state has various options for encouraging the construction of ADUs, including altering size requirements, relaxing minimum lot sizes, not enforcing parking requirements, or minimizing infrastructure mandates.



Policy Positives: An increased number of housing units will put downward pressure on rents and can help address senior living needs by improving affordability.



Policy Limitations: These units may not be as desirable for all renters and can run into issues with homeowner's association regulations, which may not allow ADUs or may require onerous permitting processes.



Examples from Other Localities: Accessory dwelling units are now legal in many states, especially across the Western United States. At the state level, laws incorporating many or all of the above recommendations have been adopted in California (2016, 2019), Oregon (2017, 2019), Vermont (2020), Connecticut (2022), Montana (2023), and Washington (2023).



PERMITTING

1. Policy: Streamline and expedite permitting processes.



Explanation: Delays in permit approval can add unnecessary costs to all types of development, particularly affordable housing. These delays can occur at all project phases, including at the outset, where delays in approval can prevent groundbreaking, during construction, or at project completion. There are two distinct policies to help expedite the permitting process:

- Mandate the use of by-right project approval and objective standards for approval by local jurisdictions. Such a policy would remove the discretion inherent in project approval and ensure that developers who propose zoning and building code-compliant projects are generally guaranteed to have their projects approved by the local jurisdiction. This can be tailored to include by-right approval for projects below a certain threshold, such as dwelling unit count or total floor area.

Mandating objective standards would require local jurisdictions to be clear and consistent in design guidelines and codes. This differs from current practice in most jurisdictions, which operate on a subjective standard. An example of this is requiring a front setback “consistent with the character of the neighborhood,” which is clearly subjective, whereas a four-foot minimum setback requirement would be objective and uniform.

- Institute project review deadlines and accountability measures. The failure of local jurisdictions to review projects in an acceptable period discourages development. Addressing this issue would require accountability measures to allow development to proceed. Insufficient deadlines and accountability measures help explain why securing permits takes four times as long in New York City (30 months) and San Francisco (33 months) compared to Boston (7.5 months).⁴⁶ Nevada could allow licensed third parties to perform planning document reviews and development inspections in cases where local jurisdictions, regulatory agencies, or utilities fail to meet statutory deadlines. The state could also work with public and private sector stakeholders to identify housing development-related decisions that can safely be deemed approved if not approved or rejected by a local jurisdiction by its statutory deadline and then implement a policy for those decisions. Additionally, the state could require local governments to provide information concerning such elements of the permitting process as planning reviews and development inspections to the public in real time to allow greater accountability.

⁴⁶ Campion, S. (2022). Improving New York City’s Land Use Decision-Making Process. Citizens Budget Commission of New York. <https://tinyurl.com/2tvjwvdz>.



PERMITTING

Policy: Streamline and expedite permitting processes. *(continued from previous page)*



Policy Positives: It streamlines the permitting process for development and removes uncertainty for all parties. Objective guidelines ensure the fair and equal application of design standards across projects and over time.



Policy Limitations: Private inspectors are not neutral third parties in the same manner as a city inspector. Approval by-right may lead to the approval of some projects that may not meaningfully increase the housing stock.



Examples from Other Localities: For approval by-right, several cities and states have adopted this for smaller projects such as ADUs and duplexes, notably Spokane, Washington; San Diego, California; Houston, Texas; Oregon (HB 2001); and Montana (SB 382). California requires all local jurisdictions to adopt objective standards as of 2019, and the U.S. Department of Housing and Urban Development has begun issuing grants to cities to build capacity for expediting permits, creating by-right approvals, and implementing objective standards.⁴⁷ For project review deadlines and accountability, New Jersey allows developers to hire private-sector code inspectors if local officials cannot complete a review within three business days, while Texas allows third-party document review or development inspection in cases where the local agency fails to do so within 15 days of the time required by code.

⁴⁷ Council of Economic Advisors. (2024). Reforming Permitting Requirements to Lower the Cost of Building New Housing and Increase Housing Affordability. The White House. <https://tinyurl.com/3sjf6xfr>.



RESOURCE ADEQUACY

1. Policy: Establish a Rural Workforce Housing Initiative.



Explanation: Nevada's rural counties and their employers face unique issues in attracting and retaining their workforce. This is partly related to adequate housing and desired amenities, particularly if that workforce is moving from urban settings elsewhere. A dedicated statewide initiative to study and identify these needs and to provide policy and financial support where needed could significantly impact these communities. A Nevada stakeholder with real estate expertise believes such studies already exist and only need to be updated and implemented.



Policy Positives: Identifying the distinct housing needs of rural counties can help the state and localities better marshal resources to address the issues.



Policy Limitations: The study's funding could be used for other projects. Identifying the appropriate stakeholders from each rural county may be difficult in sparsely populated communities.



Examples from Other Localities: Nebraska created a [Rural Workforce Housing Fund](#) in 2017 that provides competitive matching grants to increase supply and reduce costs for rural workforce housing. Georgia created a [program](#) in 2023 that provides up to \$23.9 million to assist in meeting workforce housing needs in rural areas.



RESOURCE ADEQUACY

2. Policy: Institute a Middle-Income Housing Tax Credit (MIHTC).



Explanation: An MIHTC would help finance rental housing development for households not generally served by existing programs, such as the federal Low-Income Housing Tax Credit program, which funds projects targeted at lower Area Median Income (AMI) levels. An MIHTC would target housing development for households between 80 percent of AMI and some upper thresholds established by the state.



Policy Positives: Through supply expansion, it will provide more affordable units for workforce housing and put downward pressure on rental unit pricing.



Policy Limitations: The AMI guidelines will likely differ across the state and may require specific tailoring depending on the community.



Examples from Other Localities: [Colorado](#) was the first state to implement such a program, with credits available for projects providing rental units for households between 80 and 120 percent of AMI in general, but up to 140 percent of AMI in certain rural resort areas.^{48, 49}

48 Kimura, Donna. 2024. "Colorado to Launch Nation's First Middle-Income Housing Tax Credit." Housing Finance. July 11, 2024. <https://www.housingfinance.com/news/colorado-to-launch-nations-first-middle-income-housing-tax-credit-o>.

49 Colorado Department of Local Affairs. n.d. "Colorado Community Classifications | Division of Local Government." Dlg.colorado.gov. <https://dlg.colorado.gov/colorado-community-classifications>.



3. Policy: Expand the provisions of the Affordable Housing Trust Fund.



Explanation: Nevada's Affordable Housing Trust Fund (AHTF) provides funding for affordable housing across the state based on the following description from the program website:

The Affordable Housing Trust Fund is a state-funded program for affordable housing. Funds are allocated by formula to participating jurisdictions (state and local governments) to expand and improve the supply of rental housing through new construction and rehabilitation of multi-family projects. Funding is supported with a real property transfer tax of ten cents for each \$500 of value or fraction thereof. Trust Funds may be used to provide financing for down payment assistance and homeowner rehabilitation of single-family residences and to provide emergency assistance in the form of rental assistance, including security deposits and other manners in which to assist eligible families in obtaining or keeping housing, to families who are in danger of becoming homeless.⁵⁰

The state could expand the income thresholds for qualification, currently capped at 60 percent of AMI, up to 80 percent or higher to help address workforce housing needs. This increase in eligible households will require additional funding, which could be accomplished by increasing the transfer tax rate; it has remained constant at ten cents per \$500 since a 1991 revision to the original level of five cents.⁵¹

Stakeholder Comment: Affordable housing projects require a blend of funding sources; it's unclear how to finance future developments without them.
-Representative of a local government



Policy Positives: Expanding the AMI thresholds in conjunction with a nominal increase in the transfer tax will allow more households to benefit from the project. It will also create additional rental housing supply directed toward these AMI targets, putting downward pressure on multi-family rents across the entire market, and provide some financial support for workforce housing, which is often overlooked in affordable housing financing.



Policy Limitations: Changes to the AHTF may cause friction for program operations in the short term. Additional taxes may have minor market-distorting effects and discourage marginal projects.

⁵⁰ "Affordable Housing Trust Fund." https://housing.nv.gov/Programs/Affordable_Housing_Trust_Fund/.

⁵¹ "1991 Statutes of Nevada, Pages 1319-1654." 2019. State.nv.us. <https://www.leg.state.nv.us/Statutes/66th/Stats199107.html#Stats199107page1641>.



RESOURCE ADEQUACY

4. Policy: Authorize an increase in the amount of money that may be used for transferable tax credits for affordable housing.



Explanation: The current statutes governing transferable tax credits for affordable housing ([NRS 360.860](#) through [360.870](#), inclusive) limit the total amount that may be expended for all fiscal years to \$40 million (paragraph [b]) of subsection 1 of [NRS 360.868](#).) The state's Housing Division has projected that this amount will be fully expended by the end of Fiscal Year 2026. These transferable tax credits may be used to cover shortfalls in multi-family projects. Such shortfalls occur when the project cost is higher than the funding available to a developer from conventional loans, Low-Income Housing Tax Credit equity, and other sources supporting affordable multi-family housing development. While this gap is usually not large relative to overall project cost, the failure to close it can lead to the collapse of some affordable housing projects. The state could consider increasing the total amount available for transferable tax credits for affordable housing funding for all fiscal years so that they remain available after Fiscal Year 2026. In addition, the Housing Division is currently limited to allocating \$10 million annually for this purpose, with an ability to pre-allocate up to \$3 million more while reducing the subsequent year's allocation (paragraph [a]) of subsection 1 of [NRS 360.868](#)). The state could also consider removing or adjusting these annual funding constraints.



Policy Positives: Increasing the available transferable tax credits can cover the financing gap and allow for more affordable housing projects.



Policy Limitations: Additional state tax credits will decrease state revenue by an amount at least equal to the credit.



RESOURCE ADEQUACY

5. Policy: Provide developer incentives through an additional reduction of impact fees.



Explanation: The reduction of impact fees was cited during interviews by nearly every stakeholder as a powerful tool in the state’s arsenal for affordable housing efforts. The state allows such reductions to incentivize developers, but they are limited in Nevada law to projects affordable to renters at 60 percent of AMI.⁵² This could be modified to increase the AMI threshold to 80 percent or even 120 percent to provide additional workforce and missing-middle housing.



Policy Positives: Additional incentives for developers to build workforce housing— which can be rented at a higher per-unit rate but often does not receive explicit support from current affordable housing projects—will make such projects more financially viable and more likely to be built.



Policy Limitations: Reducing impact fees will decrease revenues in the locality where the project is built, which would need to be offset by reductions in spending elsewhere or an increase in other fees.

⁵² Nevada Legislature. “NRS: CHAPTER 278 - PLANNING and ZONING.” www.leg.state.nv.us. <https://www.leg.state.nv.us/NRS/NRS-278.html>.



CONSTRUCTION COSTS

1. Policy: Bolster Nevada's construction workforce to reduce construction costs.



Explanation: Increasing Nevada's construction workforce will help reduce building costs. The state can help expand the workforce through one or all of the following policies:

- Option 1: Partner with Nevada's congressional delegation to support the Creating Opportunities for New Skills Training at Rural and Underserved Colleges and Trade Schools (CONSTRUCTS) Act of 2024 ([S. 5246](#), sponsored by Senator Jacky Rosen, D - NV), or its successor legislation in the 119th Congress. It would "amend the Workforce Innovation and Opportunity Act to expand the capacity of junior or community colleges and area career and technical education schools to conduct training services, education, and outreach activities for careers in the residential construction industry."
- Option 2: Partner with Nevada's Office of the Labor Commissioner and relevant construction trades to expand the number of apprentices in the state through additional funding or other incentives. Nevada currently has the nation's second-lowest number of construction apprentices per 1,000 construction workers, according to the most recent data.⁵³ Nevada has just 3.4 per 1,000 compared to the national average of 33. Among Nevada's closest neighbors, Utah has 28.6 apprentices per 1,000 construction workers, Arizona has 24.7, California has 24.3, and Idaho has 16.6.
- Option 3: The state could consider expanding reciprocal licensing of construction trades within the state. This would allow more licensed out-of-state workers to work in Nevada within their licensed trade. Currently, the state allows reciprocal licensing for certain trades from 12 different U.S. states, if the licensee has been in good standing for at least four years. Nevada's most extensive reciprocity is for construction workers from Arizona and California. This expansion could be permanent, temporary, apply only to construction projects in certain areas (i.e., rural counties), or be limited to certain project types (i.e., affordable housing projects with an AMI threshold).



Policy Positives: An increase in the workforce will enable the construction of more housing through a reduction in labor costs. It will have larger benefits to the economy and may reduce costs for other types of construction, notably commercial or industrial projects.



Policy Limitations: Expanding the supply of available labor in the construction industry may put downward pressure on wages within each construction specialty over time (plumbing, electrical, general, etc.). The extent to which this happens is a function of overall labor supply and demand. A Nevada stakeholder with expertise in housing policy expressed concern that trained construction tradespeople might move to other states that offer more work, better pay, or a lower cost of living.

Potential Demand-Side Policy Interventions

While supply-side policies will likely have the greatest effect on housing affordability for all of Nevada, two demand-side policies may impact some groups on a smaller scale. We briefly explain these policies here with a general overview of the potential positives and negatives of each.

1. Policy: Create a statewide Intentional Landlord Engagement Program.



Explanation: The state could create an Intentional Landlord Engagement Program modeled after those used by the U.S. Treasury and Clark County during the COVID-19 pandemic. Best practices include engaging with landlord associations and public housing entities to increase participation in available social services, creating separate applications for landlords and tenants to simplify the process, partnering with community organizations to address cultural and linguistic needs, and regularly collecting feedback to improve program effectiveness (see: <https://home.treasury.gov>).



Policy Positives: It may help mitigate some evictions and allow landlords and tenants to mutually address issues.



Policy Limitations: Program implementation may be uneven and is based on the availability of services.

2. Policy: Work with the federal government to increase Nevada's share of housing vouchers.



Explanation: Nevada receives far fewer Section 8 vouchers from HUD than other jurisdictions. For example, Nevada and Chicago have roughly the same population, but Chicago receives 3.25 times more housing vouchers (51,738 versus 15,882). This is caused by outdated funding formulas that unintentionally punish states with growing populations like Nevada. Resolving this will require work with Nevada's congressional delegation to urge HUD to revise their funding formulas.



Policy Positives: An increase in the number of vouchers will reduce the strain of housing costs for eligible households.



Policy Limitations: There are no real negatives to ensuring Nevada receives an equitable share of housing vouchers, but it will require action from the federal government, which can require significant time. Only those eligible will benefit from the additional vouchers.

Other policy interventions

The state may also consider revising the provisions of [Nevada Revised Statutes 278.237](#), which requires certain governing bodies in Nevada to submit housing-related reports to Nevada's Housing Division, to ensure greater uniformity in addressing housing needs throughout the state. The most recent report addressing the requirements of the law demonstrated that northern and southern Nevada jurisdictions applied different methodologies to their reports, which resulted in a report that does not easily allow comparisons across regions.⁵⁴ Revising the statute to encourage a consistent reporting methodology will provide higher-quality data on the state's housing needs. Oregon has adopted a methodological approach that Nevada could modify for its use.⁵⁵ The state could also consider vesting some amount of housing data reporting with the State Demographer, as projecting future housing needs directly overlaps with future population projections.



⁵⁴ Sanchez, Kristopher and Steve Aichroth. 2024. "STATE of NEVADA." <https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/AB213.pdf>.

⁵⁵ Oregon Housing and Community Services. 2021. "Implementing a Regional Housing Needs Analysis Methodology in Oregon: Approach, Results, and Initial Recommendations." <https://www.oregon.gov/ohcs/about-us/Documents/RHNA%20and%20OHNA/RHNA-Technical-Report.pdf>.

VI. REPORT LIMITATIONS

Although this study provides valuable insights into the housing supply and demand imbalance in Nevada, it is important to acknowledge limitations that may influence the interpretation and generalizability of the findings. These limitations are set forth below.

- The research team did not conduct an in-depth needs assessment but compiled data, testimonials, and stakeholder insights to gain a general understanding of Nevada's housing situation. They also researched policy initiatives that were successful elsewhere as possible solutions.
- Some data provided useful comparisons but were not available for similar years. Therefore, while the general point made by the comparison remains valid, the specific relationship may not be technically accurate. For example, the available data on changes in household income covers five years, while the data on changes in housing prices covers six years.
- Some data sources use slightly different definitions for the same terms. For example, the federal government defines "cost-burdened" as spending 30 percent of household income on housing, while researchers at UNLV use a 35 percent threshold.
- Anecdotes about local government action related to housing may not be generalizable over time or across jurisdictions. They also do not address other actions that may have been taken. This study does not catalog all local government actions but only offers illustrative examples to deepen the understanding of salient issues.
- There are more policy options available than are offered in this report. Those provided in Section V are intended to give a feel for the types of actions available, the kinds of results that have occurred elsewhere, and the potential sources available for further ideas.
- As set forth in the project scope of work, this report focuses on overall housing affordability and does not examine stabilization. It also does not suggest policy options for specific demographic groups, such as those on a fixed income or with no income, those experiencing homelessness, seniors, veterans, or people with disabilities. Targeted policies may be available to address some housing issues on a smaller scale and should be explored separately.
- Recognizing these factors is essential for contextualizing this study's results and identifying areas where future research can address potential knowledge gaps or refine the eventual policy responses.



VII. FUTURE RESEARCH

While this study addresses key questions about housing supply, demand, and affordability in Nevada, there is still more to be learned, with several potential avenues for future research. This work could build on the findings of this study and address its limitations and unanswered questions. Future investigations could explore knowledge gaps or additional policy prescriptions, apply new research methods or frameworks to the current challenges, or extend the research to specific housing jurisdictions, workforce segments, or demographic groups. Such efforts would enhance the understanding of housing supply, demand, and affordability and contribute more comprehensive and generalizable insights into this public policy topic.



To this end, we offer these questions to consider:

Nevada is experiencing an ongoing cycle of economic development, workforce growth, housing demand, and price increases. How can this cycle be converted into a virtuous cycle, and where in the process are the most readily available and most impactful opportunities?

What is the current and optimal role of federal, state, and local governments in Nevada's housing markets? What examples elsewhere could inform Nevada's efforts?

What is the current relationship between state and local government in Nevada related to housing policy? How can this relationship be leveraged, strengthened, or changed to improve the housing supply and demand balance?

What specific hurdles has the private sector experienced in recent years when attempting to build affordable housing for Nevada's middle- and lower-income residents? What action is necessary to reduce or eliminate these hurdles?

Is there a rationale for creating a statewide housing strategy? What would be the roles and responsibilities of the Nevada Housing Division or other key state agencies?

To what extent has the conversion of dwelling units to short-term rentals and the purchase of housing stock by large real estate companies affected housing availability and prices?

Are there opportunities for regional cooperation to address general housing challenges in the western U.S.? Or, is the landscape more competitive than cooperative, and how can Nevada best position itself in the region?

What unique interventions are needed in the state's less populous jurisdictions?

What is the state's optimal housing supply mix by jurisdiction, and what specific policies, resources, and time are needed to achieve and maintain that optimal supply?

The status quo is always an option. What are the likely outcomes of inaction?

VIII. CONCLUSION

Nevada understands rapid growth. It has been among the nation's fastest-growing states for more than a century and, for much of that time, was able to provide housing affordable to its citizens. However, in such an environment, even a brief pause in the homebuilding process could require years of catch-up. Twice in the past 15 years, the state has experienced prolonged pauses in construction—during the Great Recession and the COVID-19 pandemic. At the same time, the state was adding an average of 24,000 new residents each year.

What was identified as a housing crisis six years ago has grown even deeper and more challenging. Nevada has an extreme imbalance of housing supply and demand that is further complicated by building materials and labor inflation, outdated zoning regulations and permitting processes, federal land ownership around its rapidly growing cities, incoming wealth from other states, relatively low pay in the state's largest employment sector, and other factors.

Nevada's extremely low-income households have fewer affordable units available than in any other state, and almost half of all renters are excessively cost-burdened. The state's workforce has experienced income growth, but it has been insufficient. Since 2018, all of Nevada's counties with double-digit income growth also had home price increases at least 2.5 times greater.

However, Nevada's policymakers can move forward with some comfort, knowing that similar challenges have been successfully tackled elsewhere and that they have many policy options available to increase the housing supply and assist those struggling with affordability. State and local leaders can explore increasing the availability of developable land through coordination with federal officials, loosening zoning regulations to allow greater housing density, streamlining permitting processes, developing a larger pool of skilled construction tradespeople, encouraging the redevelopment of unused residential properties, and incentivizing the construction of diverse housing types, such as missing-middle and accessory dwelling units.

They could also work toward enhancing programs that give a hand up to those struggling with affordability, like housing vouchers and or downpayment assistance, or pursuing landlord engagement to help vulnerable populations. If state leaders work in collaboration with federal and local stakeholders, Nevada will be able to implement effective, data-driven policies to address its unique housing market challenges and rebalance supply and demand.



If state leaders work in collaboration with federal and local stakeholders, Nevada will be able to implement effective, data-driven policies to address its unique housing market challenges and rebalance supply and demand.

APPENDICES

APPENDIX A: HOUSING AFFORDABILITY IN NEVADA SURVEY QUESTIONS

Section 1: Background Information

The information you provide in this section is for Guinn Center's internal purposes only and will not be disclosed publicly.

- What is your name?
- What is your title?
- What is your email address?
- What is the name of your organization? (Where you work or your professional affiliation.)

Section 2: Problems, Causes, and Solutions

Please respond to Questions 5–12 from your viewpoint in your professional capacity (i.e., where you work or with respect to your professional affiliation).

- What are Nevada's main gaps in housing affordability?
- What are the primary causes of Nevada's housing affordability issues?
- What are the impacts of housing affordability in Nevada?
- Are underserved communities and special populations in Nevada particularly affected by housing affordability issues? If so, how?
- What public policy options could be used to address housing affordability in Nevada?
- What non-policy tools, programs, practices, and/or strategies could be employed to address housing affordability in Nevada?
- What steps could federal, state, and local governments take to encourage all types of housing?
- What information regarding land development should the Guinn Center consider in its evaluation of housing affordability?

Section 3: Additional Resources

- Are there any additional innovative and effective policy interventions or practices to address housing affordability issues that the Guinn Center should consider or review?
- Please share links to any research or case studies the Guinn Center should consider reviewing for the purpose of this report.
- Is there anything else regarding housing affordability in Nevada you would like to share with the Guinn Center, particularly with respect to problems, causes, and solutions?



APPENDIX B: FIGURES EXPLAINING THE RELATIONSHIP BETWEEN HOUSING COST AND QUANTITY BASED ON VARIOUS SUPPLY AND DEMAND VARIABLES

Figure A.

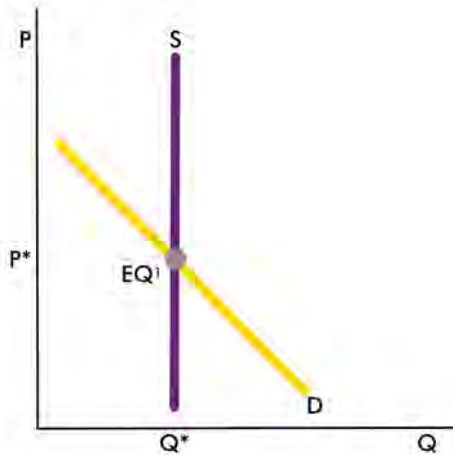


Figure A. Shows the initial state of the housing market before an increase in the demand for housing stemming from a population increase. Supply is nearly vertical because this is the short-run and housing construction takes time.

Key Variables for all Figures

P = Price of housing
Q = Quantity of housing.
D = Housing demand curve
S = Short-run housing supply curve
P* = Equilibrium price of housing
Q* = Equilibrium quantity of housing
EQ¹ = Initial housing market equilibrium.

Figure B.

Figure B. Shows the resulting impact of the increase in demand from an increase in population on the housing market. Demand shifts outward (away from the origin) which puts upward pressure on prices (more people competing over a fixed number of houses drives up the price). Supply cannot immediately respond because of the length of time it takes to build. Unambiguous increase in the price of housing, no change in the quantity of housing.

Additional Variables

D' = New demand curve for housing after population increase
EQ² = Housing market equilibrium after demand shift
P** = New equilibrium price of housing

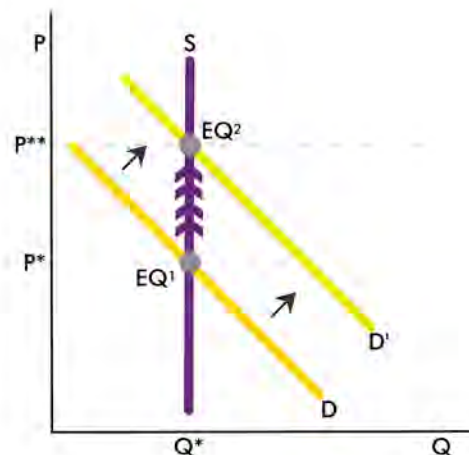


Figure C.

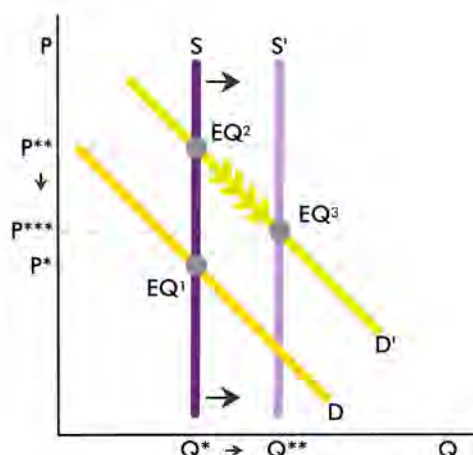


Figure C. Shows how the increase in housing prices from Figure B incentivizes developers to build more housing and, given enough time, this shifts the supply curve to the right. This puts downward pressure on housing prices (falls below the EQ price from Figure B) and increases the available quantity of housing. More housing but higher prices than in Figure A.

Additional Variables

S' = New short-run supply curve for housing after new development
P*** = New equilibrium price of housing
Q** = New equilibrium quantity of housing
EQ³ = New housing market equilibrium after demand shift

APPENDIX C: BUILDING PERMITS BY TYPE (SINGLE-FAMILY [SF] AND MULTIFAMILY [MF], 2018-2023

Location	2018		2019		2020		2021		2022		2023	
	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF	SF	MF
Carson City	180	130	172	76	190	73	203	104	167	105	153	89
Churchill	73	0	97	2	99	0	104	0	144	4	37	2
Fallon	19	0	18	2	28	0	63	0	118	4	11	2
Clark	9,721	2,323	10,042	3,861	10,038	4,062	12,156	4,151	9,199	3,867	10,087	2,986
Boulder City	74	0	33	0	34	0	40	0	20	0	18	0
Henderson	2,373	1,510	2,314	512	2,264	127	3,356	1,387	2,481	1,299	3,512	416
Las Vegas	1,794	179	1,885	780	1,941	1,415	2,700	1,048	3,001	1,024	2,590	1,026
North Las Vegas	1,568	272	1,834	344	3,040	990	2,835	911	1,087	1,134	1,429	530
Mesquite	340	0	305	12	361	36	492	20	426	125	275	26
Douglas	235	0	154	0	200	0	281	0	246	0	312	0
Elko	170	0	141	6	180	0	195	2	104	0	78	6
Elko	59	0	48	0	73	0	100	0	34	0	37	6
Wells	3	0	2	0	3	0	5	0	0	0	0	0
West Wendover	8	0	6	0	0	0	1	0	3	0	1	0
Humboldt	12	0	13	4	15	0	31	0	106	0	28	0
Winnemucca	9	0	8	4	10	0	8	0	22	0	6	0
Lander	2	0	3	0	6	0	5	0	5	0	0	0
Lincoln	7	0	9	0	12	0	13	0	24	0	15	2
Caliente	0	0	0	0	2	0	3	0	4	0	1	2
Lyon	331	0	295	0	329	0	581	234	233	8	331	48
Fernley	205	0	175	0	109	0	478	216	121	8	219	48
Yerington	5	0	0	0	2	0	15	18	21	0	0	0
Mineral	0	0	0	0	0	0	0	0	0	0	0	0
Nye	0	0	0	0	0	0	0	0	0	0	0	0
Pershing	2	0	2	0	0	0	0	0	0	0	0	0
Storey	8	5	12	0	11	4	25	0	20	0	12	0
Washoe	2,247	2,190	2,145	3,106	2,618	1,871	2,692	2,620	2,164	3,628	1,980	2,279
Reno	1,351	1,883	1,176	2,144	1,330	1,871	1,414	2,539	1,158	2,535	1,059	2,176
Sparks	359	305	376	962	656	0	595	81	448	1,093	413	103
White Pine	9	0	3	0	8	0	9	0	7	0	6	0
State Total	17,645		20,143		19,716		23,406		20,031		18,451	

Source: Census Bureau Building Permits Survey: <https://socds.huduser.gov/permits/>. SF is the count of single-family residential construction permits for the given jurisdiction while MF is the same for multi-family (defined as 2+ units in a construction project). Data not available for Esmeralda or Eureka County. County total includes any permits for construction in unincorporated county land. NOTE: Counties or cities showing zero building permits for SF, MF, or both may be the result of not reporting and does not suggest that building is not occurring for these housing types.

APPENDIX D: NEVADA HOUSING LEGISLATION 2019-2023

2019

Bill	Title	Final Status	Legislative Counsel Digest
AB 5	AN ACT relating to land use planning; creating an exemption to provisions that limit the number of annual amendments to the land use plan of the master plan; and providing other matters properly relating thereto.	Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.	Existing law prohibits a planning commission from amending the land use plan component of a master plan more than four times in a calendar year, except for certain minor amendments and changes in land use designated for a particular area which do not affect more than 25 percent of the area. (NRS 278.210) This bill provides an additional exemption from that prohibition for a change in the land use designation of not more than 250 parcels that is necessary in order to change the zoning boundary or classification of such parcels in accordance with a local ordinance.
AB 73	AN ACT relating to homeless persons; providing for the creation of a temporary working group in Clark County to address issues relating to homelessness; requiring the working group to prepare and submit a report of its recommendations to address issues relating to homelessness; and providing other matters properly relating thereto.	Approved by the Governor.	This bill requires the Board of County Commissioners of Clark County and the governing bodies of each city in Clark County to create a working group to: (1) consider methods to reduce homelessness in Clark County; and (2) identify sources of funding for programs created to reduce homelessness in Clark County. This bill requires the working group to prepare and submit a report to the Board and governing bodies on or before October 1, 2020, which sets forth: (1) recommendations on methods to reduce homelessness in Clark County; and (2) sources of funding to implement the recommendations made in the report. Additionally, this bill requires the Board and governing bodies to hold a public hearing on the report and set forth the reason for rejecting a recommendation in the report on the record at the public hearing.
AB 174	AN ACT relating to homelessness; establishing the Nevada Interagency Advisory Council on Homelessness to Housing; prescribing the membership and duties of the Council; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law requires the Director of the State Department of Agriculture to establish a Supplemental Food Program to supplement the supply of food and the services provided by programs which provide food to indigent persons. (NRS 561.495) In 2013, the Governor issued an executive order establishing the Nevada Interagency Council on Homelessness. (Executive Order 2013-20 (11-4-2013)) Section 3 of this bill establishes the Nevada Interagency Advisory Council on Homelessness to Housing in statute and prescribes the membership of the Council. Section 4 of this bill establishes requirements governing the meetings of the Council and compensation of the members of the Council. Section 4 also requires the Department of Health and Human Services to provide administrative support to the Council. Section 5 of this bill requires the Council to: (1) collaborate with state and local agencies on their responses to homelessness and promote cooperation among federal, state and local agencies to address homelessness; (2)

			<p>develop a strategic plan for addressing homelessness in this State; (3) establish a technical assistance committee to provide advice and information to assist the Council in developing the strategic plan; and (4) increase awareness of issues related to homelessness in this State. Section 5 also authorizes the Council to collaborate with and request the assistance of providers of services or any person or entity with expertise in issues related to homelessness. Section 5 additionally requires state and local agencies to collaborate with and provide information to the Council.</p>
AB 266	<p>AN ACT relating to unlawful detainer; revising provisions governing the sealing of records relating to evictions; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law provides that eviction case court files relating to actions for summary eviction are sealed automatically and not open to inspection: (1) upon the entry of a court order denying or dismissing the action for summary eviction; or (2) thirty-one days after a tenant files an affidavit to contest the matter, if a landlord fails to file an affidavit of complaint within 30 days after the tenant files the affidavit. Existing law also authorizes the court to seal an eviction case court file: (1) upon a written stipulation between the landlord and the tenant; or (2) upon motion by the tenant, if the court finds that the eviction should be set aside pursuant to the Justice Court Rules of Civil Procedure or that sealing the eviction case court file is in the interests of justice. (NRS 40.2545) This bill provides that eviction case court files are automatically sealed: (1) upon the entry of a court order dismissing the action for summary eviction; (2) ten judicial days after the entry of a court order which denies the action for summary eviction; or (3) thirty-one days after a tenant files an affidavit to contest the matter, if a landlord fails to file an affidavit of complaint within 30 days after the tenant files the affidavit. This bill also provides that a notice to surrender must not be made available for public inspection.</p>
AB 309	<p>AN ACT relating to state financial administration; expressing the intent of the Legislature to account for all state financial aid to public schools in the State Distributive School Account; revising the formula for calculating the basic support guarantee; requiring each school district to reserve a certain amount of money necessary to carry out increases in the salaries of employees negotiated with an employee organization; authorizing the</p>	<p>Approved by the Governor.</p>	<p>Existing law declares that "the proper objective of state financial aid to public education is to ensure each Nevada child a reasonably equal educational opportunity." (NRS 387.121) To accomplish this objective, the Legislature establishes, during each legislative session and for each school year of the biennium, an estimated statewide average basic support guarantee per pupil. (NRS 387.122) This is the per pupil amount that is "guaranteed" on a statewide basis through a combination of state money and certain local revenues. The basic support guarantee for each school district is computed by multiplying the basic support guarantee per pupil that is established by law for the school district for each school year by pupil enrollment. (NRS 387.121-387.1223) In addition to the basic support guarantee per pupil, state financial aid to public education is provided through various programs, commonly known as "categorical funding," that target specific purposes or populations of pupils for additional support. Such programs include, without limitation, the Account for the New Nevada Education Funding Plan, Zoom schools and Victory schools. (NRS 387.129-387.139; section 1 of chapter 544, Statutes of</p>

	<p>imposition and providing for the administration of a new sales and use tax for the benefit of counties and school districts; authorizing counties and school districts to use the proceeds of the tax for certain purposes; providing a temporary waiver from certain requirements governing expenditures for textbooks, instructional supplies, instructional software and instructional hardware by school districts; authorizing the Legislative Commission to request an allocation from the Contingency Account in the State General Fund for the costs of a special audit or investigation of the school districts of this State; making an appropriation; and providing other matters properly relating thereto.</p>		<p>Nevada 2017, p. 3768; section 2 of chapter 389, Statutes of Nevada 2015, p. 2199) Section 1 of this bill declares the intent of the Legislature, commencing with Fiscal Year 2019-2020, to account for all state and local financial aid to public schools and express the total per pupil support for public schools. Existing law requires the board of trustees of each school district to establish a program of performance pay and enhanced compensation for the recruitment and retention of licensed teachers and administrators. Existing law authorizes such a program to include professional development. (NRS 391A.450) Section 3 of this bill requires a school district that negotiates with an employee organization to increase the salaries of teachers and classified employees in a fiscal year to reserve for that fiscal year an amount of money sufficient to provide the agreed-upon increase in the salaries of licensed teachers and classified employees prescribed in such a program. Section 16 of this bill clarifies the manner in which the provisions of this bill apply to any existing contracts. Existing law authorizes the board of county commissioners of certain counties to impose a sales and use tax for deposit in the county school district's fund for capital projects. (NRS 377C.100) Section 5 of this bill authorizes the board of county commissioners of each county to impose, by two-thirds vote of the board or by a majority vote of the people at a primary, general or special election, a new sales and use tax at the rate of one-quarter of 1 percent of the gross receipts of retailers. Section 6 of this bill requires the proceeds of the tax to be deposited with the county treasurer. Section 8 of this bill authorizes the proceeds of the tax to be used to pay the cost of: (1) one or more programs of early childhood education; (2) one or more programs of adult education; (3) one or more programs to reduce truancy; (4) one or more programs to reduce homelessness; (5) certain matters relating to affordable housing; (6) incentives for the recruitment or retention of licensed teachers for high-vacancy schools; and (7) certain programs for workforce training. Sections 5-12 of this bill require the administration of any new sales and use tax in the same manner as the sales and use tax imposed by the Local School Support Tax Law, as set forth in chapter 374 of NRS. Section 13 of this bill makes an appropriation for a block grant to each school district and charter school for certain purposes. Existing law requires the Department of Education to determine the amount of money that each school district, charter school and university school for profoundly gifted pupils is required to expend during each fiscal year on textbooks, instructional supplies, instructional software and instructional hardware. (NRS 387.206) Existing law also authorizes the board of trustees of a school district, the governing body of a charter school or the governing body of a university school for profoundly gifted pupils that is experiencing an economic hardship to submit a request to the Department for a waiver of all or a portion of the</p>
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AB 476	<p>AN ACT relating to affordable housing; creating the Advisory Committee on Housing; prescribing the membership, powers and duties of the Advisory Committee; authorizing the Advisory Committee to request the drafting of not more than 1 legislative measure for each regular session of the Legislature; creating the Private Activity Bond Council; prescribing the membership, powers and duties of the Council; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Under the law as it existed between 1987 and 2017, there existed in the Housing Division of the Department of Business and Industry an Advisory Committee on Housing with the power and duty to review and provide to the Director of the Department and the Administrator of the Division advice, recommendations and other commentary regarding certain matters relating to housing. (former NRS 319.173) The Advisory Committee was abolished in 2017. Section 1 of this bill recreates the Advisory Committee and revises its membership, powers and duties. Among other duties, section 1 requires the Advisory Committee to annually prepare and submit to the Private Activity Bond Council created by section 3 of this bill a report concerning housing that addresses, without limitation, community needs for housing in the State, housing trends and housing goals for this State. Existing law prescribes the number of legislative measures which may be requested by various departments, agencies and other entities of this State for each regular session of the Legislature. (NRS 218D.100-218D.220) Section 1.5 of this bill authorizes the Advisory Committee on Housing to request for each regular session of the Legislature the drafting of not more than one legislative measure which relates to matters within the scope of the Committee. Under the Internal Revenue Code, states and local governments are allowed to finance certain projects that primarily benefit or are used by a private entity, but have some public benefit, through the issuance of bonds known as private activity bonds. If the bonds are issued for certain private activities specified in federal law, known as qualified private activities, the bondholders are not required to pay federal income taxes on the interest that the bondholders earn on the bonds. (26 U.S.C. §§ 103, 141) Examples of qualified private activities include multifamily rental projects, airports and student loans. (26 U.S.C. §§ 142-145, 1394) For some of those qualified private activities, federal law places an annual limit on the total dollar amount of tax-exempt private activity bonds that can be issued in each state, which is known as the "state ceiling." In 2018, for example, Nevada's state ceiling was roughly \$315 million.</p>

			<p>Each state is authorized to allocate its state ceiling among state and local governmental agencies and other authorized issuers. An allocation of the state ceiling to an issuer is known as the issuer's "volume cap." (26 U.S.C. § 146) Under existing law, the volume cap for State Government is 50 percent of the state ceiling for each calendar year, while the remaining 50 percent of the state ceiling is allocated to local governments in proportion to the percentage that the population of the local government bears to the entire population of Nevada. Existing law also provides that an entity's volume cap for any calendar year may be augmented or diminished in accordance with regulations adopted by the Director of the Department of Business and Industry. (NRS 348A.020) Under existing law, the Director of the Department of Business and Industry is responsible for regulating private activity bonds in this State. (NRS 348A.040) Existing regulations establish a committee to serve in an advisory capacity to the Director with respect to private activity bonds. (NAC 348A.280) Section 3 creates in statute the Private Activity Bond Council and prescribes its membership. Section 4 of this bill requires the Council to advise the Governor, the State Board of Finance or the Director on the allocation of the state ceiling for the issuance of private activity bonds during any calendar year and on any other matter concerning private activity bonds, if requested. Finally, section 4 requires the Council to receive and consider the annual report concerning housing submitted by the Advisory Committee on Housing, created by section 1.</p>
SB 74	AN ACT relating to unlawful detainer; revising provisions governing eviction actions; and providing other matters properly relating thereto.	Approved by the Governor.	<p>Existing law authorizes an appeal of an order entered by a court in an action for summary eviction of a tenant for default in payment of rent. (NRS 40.385) Section 1 of this bill: (1) clarifies that either party may appeal an order entered by the court in such an action for summary eviction; (2) provides that such an appeal is made by filing a notice of appeal within 10 judicial days after the date of the entry of the order; and (3) makes such an appeal available in actions involving mobile home parks. Existing law provides that if a landlord unlawfully removes a tenant from the premises or excludes the tenant by blocking or attempting to block the tenant's entry upon the premises, willfully interrupts any essential item or service or otherwise unlawfully recovers possession of the dwelling unit, the tenant may recover immediate possession of the premises from the landlord by filing a verified complaint for expedited relief. Existing law also provides that a verified complaint for expedited relief may not be filed with the court if an action for summary eviction or unlawful detainer is already pending between the landlord and tenant, although the tenant may seek similar relief before the judge presiding over the pending action. (NRS 118A.390) Section 2 of this bill provides that a verified complaint for expedited relief may be consolidated with an action for summary eviction or unlawful detainer that is already pending between the landlord and tenant.</p>

<u>SB 103</u>	AN ACT relating to affordable housing; authorizing certain local governments to reduce or subsidize impact fees, fees for the issuance of building permits and fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing under certain circumstances; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law requires the governing bodies of certain cities and counties to adopt at least 6 of 12 specified measures in implementing a plan for maintaining and developing affordable housing. One of these measures authorizes a governing body to subsidize in whole or in part impact fees and fees for the issuance of building permits. (NRS 278.235) This bill authorizes a governing body to reduce or subsidize impact fees, fees for the issuance of building permits and fees imposed for the purpose for which an enterprise fund was created to assist in maintaining or developing a project for affordable housing if the project meets certain requirements and the governing body takes certain actions. This bill authorizes a governing body to reduce or subsidize such fees to assist a project for affordable housing only if: (1) the project meets certain requirements relating to the affordability of the housing; (2) the governing body has adopted an ordinance setting forth criteria for a project to qualify for such assistance and the project satisfies such criteria; (3) the governing body makes a determination that reducing or subsidizing such fees will not impair any bond obligations or other obligations; and (4) the governing body holds a public hearing concerning the effect of the reduction or subsidization on the economic viability of the general fund of the city or county and, if applicable, the economic viability of any affected enterprise fund.
<u>SB 104</u>	AN ACT relating to housing; requiring the inclusion of certain reports as sources of information for the statewide low-income housing database maintained by the Housing Division of the Department of Business and Industry; requiring owners of certain multifamily residential housing to report certain information quarterly to the Housing Division; requiring certain local governments to cooperate with the Housing Division in providing certain information related to affordable housing; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law requires the Housing Division of the Department of Business and Industry to create and maintain a statewide low-income housing database. This database must include certain information related to affordable housing, including the compilations and analysis of demographic, economic and housing data from a variety of sources. (NRS 319.143) Existing law also requires that the governing bodies of certain local governments submit to the Housing Division annual reports with information related to affordable housing. (NRS 278.235) Section 1 of this bill requires the inclusion of such reports as one of the sources of information for the low-income housing database. Section 2 of this bill requires the governing bodies of local governments that are required to submit such reports to cooperate with the Housing Division to ensure that the information is appropriate for inclusion in the database and can be added to the database effectively. Existing law requires certain owners of residential housing that is affordable housing or accessible to persons with disabilities to report certain information relating to the housing quarterly to the Aging and Disability Services Division of the Department of Health and Human Services. (NRS 319.267) Section 2.5 of this bill repeals this requirement. Section 1 imposes a similar requirement on certain owners of multifamily residential housing. Section 1 requires certain owners of multifamily residential housing that is affordable housing and accessible to persons with disabilities to report certain information relating to the housing quarterly to the Housing Division.

<p><u>SB 151</u></p>	<p>AN ACT relating to property; removing and revising certain provisions relating to actions for summary eviction; reorganizing procedures for summary eviction of a tenant of a commercial premise; revising provisions governing notices to surrender possession of real property or a mobile home; limiting the amount of fees for the late payment of rent; requiring a landlord to allow a former tenant to retrieve essential personal effects and establishing an expedited procedure if a landlord acts unreasonably under such circumstances; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law provides for a summary eviction procedure when the tenant of any dwelling, apartment, mobile home, recreational vehicle or commercial premises with periodic rent due by the month or a shorter period defaults in the payment of the rent. (NRS 40.253) Section 1.7 of this bill removes the provisions governing the summary eviction procedure for a tenant of a commercial premise, thereby making section 1.7 solely applicable to summary eviction for the tenant of any dwelling, apartment, mobile home or recreational vehicle. Section 1 of this bill reorganizes the summary eviction procedure for a tenant of a commercial premise. Existing law requires the landlord or the landlord's agent to serve or have served a notice in writing informing the tenant that he or she must pay the rent or surrender the premises at or before the fifth full day following the day of service. (NRS 40.253) Section 1.7 of this bill: (1) authorizes the landlord or landlord's agent to cause the notice to be served upon the tenant; and (2) increases the period that a tenant has to act after receiving such notice from at or before noon on the fifth full day to before the close of business of the court that has jurisdiction on the seventh judicial day. Existing law authorizes a court, in an action for summary eviction, to order the removal of a tenant in default for rental payments. Existing law requires a sheriff or constable to remove such a tenant within 24 hours after the court issues such an order. (NRS 40.253) Section 1.7 revises the period of time before the removal of the tenant. Section 1.7 requires a sheriff or constable to post the order for removal in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff or constable. Section 1.7 then requires the sheriff or constable to remove the tenant not earlier than 24 hours but not later than 36 hours after the posting of the order by the sheriff or constable. Existing law provides that a person who holds over and continues in possession of real property or a mobile home which has been foreclosed or sold under certain circumstances may be removed pursuant to certain proceedings after a 3-day notice to surrender has been served. (NRS 40.255) Section 3 of this bill additionally provides that an existing lease of residential property will remain in effect if the property is transferred or sold to a new owner under certain circumstances. Section 3 provides for the duties and obligations of the tenant and the new owner. Existing law requires a tenant to be served with certain notices to surrender. Existing law authorizes such service: (1) by delivering a copy of the notice to the tenant personally, in the presence of a witness, or by a sheriff, constable or certain other persons; (2) by leaving the notice with a person who meets certain qualifications at the place of residence or business of the tenant; or (3) by posting the notice on the rental property, delivering the notice to the person living there, if possible, and mailing a copy to the tenant. Existing law requires that proof of service of such notices must be filed with the court before the court orders</p>
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			<p>removal or issues a writ of restitution. (NRS 40.280) Section 4 of this bill provides that a notice to surrender the premises must be served by a sheriff, a constable, certain persons licensed as a process server or the agent of an attorney under certain circumstances. Section 4 of this bill prescribes certain requirements for proof of service. Sections 4.5-7.1 and 7.3 of this bill make conforming changes. Existing law defines certain terms used in chapter 118A of NRS, otherwise known as the Residential Landlord and Tenant Act. (NRS 118A.030-118A.170) Section 7.13 of this bill defines "periodic rent" for the purpose of this chapter. Section 7.2 of this bill authorizes a landlord to charge a reasonable late fee for the late payment of rent, but limits the maximum amount that may be imposed for a late fee to not more than 5 percent of the periodic rent. Existing law sets forth the procedure for a landlord to dispose of personal property abandoned on the premises by a former tenant or left on the premises after eviction of the tenant without incurring civil or criminal liability. (NRS 118A.460) Section 7.25 of this bill requires a landlord, during the 5-day period following the eviction or lockout of a tenant, to provide the former tenant a reasonable opportunity to retrieve essential personal effects from the premises. Section 1.7 establishes an expedited procedure for a former tenant to retrieve essential personal effects if a landlord acts unreasonably in providing access to the former tenant to retrieve essential personal effects.</p>
SB 256	<p>AN ACT relating to housing; revising provisions relating to the return of security deposits; limiting the amount of fees for late rent; revising provisions relating to the recovery of damages by a tenant for a landlord's failure to maintain a dwelling unit in a habitable condition; requiring a landlord to allow a former tenant to retrieve essential personal effects and establishing an expedited procedure if a landlord acts unreasonably under such circumstances; authorizing a tenant to take certain actions if a landlord abuses the right of access to a dwelling unit or uses that right to harass the</p>	<p>Pursuant to Joint Standing Rule No. 14.3.3, no further action allowed.</p>	<p>Existing law defines certain terms used in chapter 118A of NRS, otherwise known as the Residential Landlord and Tenant Act. (NRS 118A.030-118A.170) Sections 5, 6 and 9 of this bill add new definitions and revise certain existing definitions, and sections 3, 12-14, 16, 18, 19 and 23 of this bill make conforming changes. Existing law establishes the manner in which a landlord may receive a security deposit or surety bond, or combination thereof to secure a rental agreement. Existing law further provides the manner in which the landlord may deduct money from the security deposit or surety bond. (NRS 118A.242) Section 7 of this bill allows a tenant, upon termination of a rental agreement, to request an initial inspection of the premises by the landlord so that the tenant has an opportunity to remedy any deficiency that may otherwise cause a deduction in the security deposit or from the surety bond. In addition, section 7 allows a tenant who requests an initial inspection to request a final inspection within 21 days after vacating the premises and receive a statement of any deficiencies. Existing law requires the return of the security deposit within 30 days and makes a landlord liable for certain amounts for failing to return the security deposit within that period. (NRS 118A.242) Section 11 of this bill reduces that to 21 days after termination of the tenancy. Section 21 of this bill requires tenants to be given information about these new provisions relating to inspections. Section 10 of this bill provides that notwithstanding any provision in a rental agreement to the</p>

	<p>tenant; making various other changes to provisions relating to housing; and providing other matters properly relating thereto.</p>		<p>contrary, all payments from a tenant must be applied first to any outstanding rent unless, at the time of making a specific payment, the tenant requests otherwise in writing. Existing law requires a tenant who seeks to recover damages from a landlord who has failed to maintain the dwelling unit in a habitable condition to first give written notice to the landlord specifying each condition constituting the failure to maintain the dwelling unit in a habitable condition and requesting that the landlord remedy that condition. Such notice is not required if: (1) the landlord admits to the court that the landlord had knowledge of the condition; or (2) the landlord received written notice from a governmental agency regarding the condition. Existing law also allows the tenant to withhold rent from the landlord until the landlord has remedied the condition, but requires the tenant to deposit the withheld rent into an escrow account as a condition of raising the landlord's failure to remedy the condition as a defense to an eviction. (NRS 118A.355) Section 15 of this bill also allows the tenant to recover such damages under such circumstances without giving prior written notice to the landlord if the tenant proves to the court that the landlord had actual knowledge of the condition constituting the failure to maintain the dwelling unit in a habitable condition. Existing law prohibits a tenant from unreasonably withholding consent for the landlord to enter the dwelling unit to inspect the premises, make repairs, alterations or improvements, supply necessary or agreed services or exhibit the dwelling unit to persons with an interest in inspecting the premises. Existing law also authorizes the landlord to enter the dwelling unit without consent of the tenant in an emergency and prohibits the landlord from abusing the right of access or using it to harass the tenant. (NRS 118A.330) Existing law also authorizes a tenant to take certain actions, such as recovering immediate possession, terminating the rental agreement and recovering damages, if the landlord: (1) unlawfully removes the tenant from the premises or excludes the tenant by blocking or attempting to block the tenant's entry upon the premises; (2) willfully interrupts or causes or permits the interruption of any essential item or service required by the rental agreement or the Residential Landlord and Tenant Act; or (3) unlawfully recovers possession of the dwelling unit. (NRS 118A.390) Section 17 of this bill authorizes the tenant to take such actions if the landlord abuses the right of access to the dwelling unit or uses that right to harass the tenant. Existing law sets forth a procedure for a landlord to dispose of personal property abandoned on the premises by a former tenant or left on the premises after eviction of the tenant without incurring civil or criminal liability. (NRS 118A.460) Section 20 of this bill requires a landlord, during the 5-day period following the eviction or lockout of a tenant, to provide the former tenant a reasonable opportunity to retrieve essential personal effects from the premises. Section 22 of this bill establishes an expedited procedure for</p>
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<p>SB 305</p>	<p>AN ACT relating to taxation; authorizing a board of county commissioners to impose a sales tax for the support of certain programs; creating the Account for the Support of Academic Achievement; requiring a percentage of the revenue collected from the excise tax imposed on sales of marijuana and related products by a retail marijuana store to be deposited into the Account; and providing other matters properly relating thereto.</p>	<p>Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.</p>	<p>Existing law authorizes the board of county commissioners of certain counties to enact an ordinance imposing a tax for certain purposes on the gross receipts of any retailer for certain sales in a county. A board may not enact such an ordinance unless it contains certain provisions and a question concerning the imposition of the tax is approved by a majority of the registered voters of the county voting on the question at a general election. (NRS 377A.020, 377A.030) Sections 6 and 7 of this bill authorize the board of county commissioners of any county to enact an ordinance imposing a tax at the rate of 1 percent on the gross receipts of any retailer for certain sales in the county to be used for the support of prekindergarten programs, programs to assist homeless persons, specialty court programs or diversion programs, the development of affordable housing or for any combination of those purposes. To enact such an ordinance, the board must submit the ordinance for approval of the registered voters of the county in the same manner as other ordinances proposing similar taxes. Section 4 of this bill requires the county treasurer to deposit the money collected from such a tax into a separate fund to be known as the support fund for community betterment programs and the development of affordable housing. Existing law imposes an excise tax on each retail sale in this State of marijuana or marijuana products by a retail marijuana store at the rate of 10 percent of the sales price of the marijuana or marijuana products. (NRS 372A.290) Under existing law, the revenues from this tax must be paid over as collected to the State Treasurer to be deposited to the credit of the Account to Stabilize the Operation of the State Government. Section 9 of this bill instead requires 75 percent of the revenue from the excise tax to be deposited in this manner. Section 9 creates the Account for the Support of Academic Achievement and requires 25 percent of the revenues of the excise tax to be deposited into the Account. Section 9 requires the Interim Finance Committee to administer the Account and requires the money in the Account to be allocated and expended only for the purposes of supporting public schools and funds and accounts for the distribution of scholarships.</p>

SB 398	AN ACT relating to local government; requiring a board of county commissioners and the governing body of an incorporated city to use certain money for the development or redevelopment of affordable housing; providing that the powers of a board of county commissioners to address matters of local concern include certain powers relating to affordable housing; providing that the powers of the governing body of an incorporated city to address matters of local concern include certain powers relating to affordable housing; and providing other matters properly relating thereto.	Pursuant to Joint Standing Rule No. 14.3.4, no further action allowed.	Existing law authorizes a board of county commissioners or the governing body of an incorporated city to exercise powers necessary or proper to address matters of local concern, whether or not such powers are expressly granted to the board or governing body. (NRS 244.146, 268.0035) Sections 1.5 and 3 of this bill include the development or redevelopment of affordable housing and any action taken to ensure the availability or affordability of housing as matters of local concern for a board of county commissioners or the governing body of a city, respectively. Existing law generally prohibits a board of county commissioners or the governing body of an incorporated city from imposing a tax or imposing a service charge or user fee unless expressly authorized by statute. (NRS 244.146, 268.0035) Sections 2 and 4 of this bill provide that these provisions do not prohibit a board of county commissioners or governing body, respectively, from accepting a payment of money in lieu of the performance of an obligation imposed upon a person by ordinance. Sections 1 and 2.5 of this bill require a board of county commissioners or governing body of an incorporated city, respectively, that accepts a payment in lieu of the performance of an obligation related to the development or redevelopment of affordable housing imposed upon a person by ordinance, to account separately for that money and use that money only for the development or redevelopment of affordable housing.
SB 425	AN ACT relating to public welfare; requiring the Director of the Department of Health and Human Services to amend the State Plan for Medicaid to provide certain additional home and community-based services; requiring the Division of Health Care Financing and Policy of the Department to provide tenancy support services to the extent authorized by federal law; and providing other matters properly relating thereto.	Approved by the Governor.	Under federal law, programs for home and community-based services for elderly and disabled individuals may be established at a statewide level under certain Medicaid provisions. Federal law authorizes states to implement certain home and community-based services, such as tenancy support services, for persons who are elderly or disabled. (42 U.S.C. § 1396n(i)) Existing law grants the Director of the Department of Health and Human Services broad authority to amend the State Plan for Medicaid to seek a Medicaid waiver under various Medicaid provisions. (NRS 422.270-422.27495) This bill requires the Director to include in the State Plan for Medicaid an option to provide certain additional home and community-based services, including, to the extent authorized, tenancy support services. This bill also requires the Division of Health Care Financing and Policy of the Department of Health and Human Services to adopt regulations to ensure the option complies with the requirements of federal law. (42 U.S.C. § 1396n(i))
SB 448	AN ACT relating to taxation; providing for the issuance of transferable tax credits to a project for the acquisition, development,	Approved by the Governor.	Existing federal law establishes a federal income tax credit in an amount equal to a certain percentage of the costs of constructing a low-income housing project. Under existing federal law, to be eligible for this credit, a project is required to meet certain criteria and be a residential rental project for which: (1) 20 percent or more of the residential units in the project are restricted in the amount of rent charged to

	<p>construction, improvement, expansion, reconstruction or rehabilitation of low-income housing; and providing other matters properly relating thereto.</p>		<p>occupants of the units and occupied by individuals whose income is 50 percent or less of the median gross income for the area in which the project is located; or (2) 40 percent or more of the residential units in the project are restricted in the amount of rent charged to occupants of the unit and occupied by individuals whose income is 60 percent or less of the median gross income for the area in which the project is located. (26 U.S.C. § 42) Existing state law and regulations: (1) designate the Housing Division of the Department of Business and Industry as the state agency that allocates and distributes the federal low-income housing tax credit; (2) require the Housing Division to develop and publish a qualified allocation plan that sets forth the priorities of this State for the allocation of federal low-income housing tax credits and the criteria for selecting applicants to receive an allocation of federal low-income housing tax credits; and (3) require the Housing Division to allocate and distribute federal low-income housing tax credits to applicants who comply with the qualified allocation plan and qualify to receive such credits in accordance with the plan. (NRS 319.145; NAC 319.951-319.998) This bill authorizes the Housing Division of the Department of Business and Industry to issue transferable tax credits that are authorized to be taken against certain state taxes to the sponsor of a project for the acquisition, development, construction, improvement, expansion, reconstruction or rehabilitation of low-income housing, as defined by existing federal law. Section 9 of this bill authorizes the sponsor of such a project to apply on behalf of the project for the issuance of transferable tax credits. Section 9 further authorizes the Housing Division to approve such an application if the project sponsor complies with the requirements of the qualified allocation plan for the allocation and distribution of federal low-income housing tax credits and a declaration setting forth the applicable restrictions on the rent charged to occupy a unit in the project and other conditions for the issuance of transferable tax credits has been recorded in the office of the county recorder of the county in which the project is located. Under section 9, the transferable tax credits are awarded based on the amount of transferable tax credit threshold points awarded to a project and in accordance with the procedure set forth in the qualified allocation plan. The transferable tax credits authorized by section 9 may be applied to: (1) the excise tax on banks and payroll taxes imposed by chapters 363A and 363B of NRS; (2) the gaming license fees imposed by the provisions of NRS 463.370; (3) the general tax on insurance premiums imposed by chapter 680B of NRS; or (4) any combination of such taxes and fees. Section 10 of this bill limits to \$10,000,000 the amount of transferable tax credits which the Housing Division is authorized to approve in each fiscal year and prohibits the Housing Division from approving applications and issuing transferable tax credits for any fiscal year beginning on or after July 1, 2023. Section 10</p>
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			<p>also provides that if the Housing Division determines that approval of an application that would cause the amount of transferable tax credits issued by the Housing Division in a fiscal year is necessary to ensure the maximum development of affordable housing in this State through the issuance of transferable tax credits, the Housing Division is authorized to approve the application unless approval of the application would cause the amount of transferable tax credits approved for the fiscal year to exceed \$13,000,000. If the Housing Division approves more than \$10,000,000 of transferable tax credits in a fiscal year, the Housing Division is required to reduce the amount of transferable tax credits authorized to be approved in the next fiscal year by the amount of transferable tax credits approved in excess of \$10,000,000 in the previous fiscal year. Under section 10, if less than \$10,000,000 of transferable tax credits are approved in any fiscal year, the remaining amount of transferable tax credits carries forward to any fiscal year ending on or before June 30, 2023. Section 11 of this bill requires the project sponsor to repay any portion of transferable tax credits to which the project sponsor is not entitled if the Housing Division determines that the project sponsor becomes ineligible for the credits or is found to have violated a restriction or condition set forth in the declaration of restrictive covenants and conditions recorded for the project. Section 12 of this bill requires the Housing Division to make and submit reports to the Legislature concerning transferable tax credits provided to a project pursuant to this bill.</p>
SB 473	<p>AN ACT relating to affordable housing; revising certain definitions relating to affordable housing to establish a consistent definition of the term "affordable housing" across various provisions of existing law; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law contains numerous definitions of "affordable housing." (NRS 244A.672, 268.515, 278.0105, 315.725) This bill applies a single definition of "affordable housing" to various provisions of existing law in order to establish a consistent definition of "affordable housing" throughout those provisions. For the purposes of certain provisions governing land use planning, existing law defines "affordable housing" to mean housing affordable for a family with a total gross income that does not exceed 80 percent of the median gross income for the county concerned based upon estimates of the United States Department of Housing and Urban Development of the most current median gross family income for the county. (NRS 278.0105) Sections 2-4 and 6 of this bill revise that definition by establishing three tiers of affordable housing and defining "affordable housing" as housing that falls within any of the three tiers. Section 2 of this bill defines "tier one affordable housing" as housing for a household that has a total monthly gross household income that is equal to not more than 60 percent of the median monthly gross household income for the county in which the housing is located. Section 4 of this bill defines "tier two affordable housing" as housing for a household that has a total monthly gross household income that is equal to more than 60 percent but not more than 80 percent of the median monthly gross household income for the county in which the</p>

			<p>housing is located. Section 3 of this bill defines “tier three affordable housing” as housing for a household that has a total monthly gross household income that is equal to more than 80 percent but not more than 120 percent of the median monthly gross household income for the county in which the housing is located. Housing at all three tiers is required to cost a household with an income at the maximum amount for the tier not more than 30 percent of the total monthly gross household income of the household. Sections 7-27 of this bill apply the revised definition of “affordable housing” to various provisions relating to housing. Sections 9 and 10 of this bill remove certain references to housing for “low-income households” and replace those references with references to the revised definition of “affordable housing.” Section 29 of this bill repeals a provision defining “low-income household” to conform to these changes. Section 28 of this bill authorizes cities and counties to use certain revenue to develop tier one affordable housing and tier two affordable housing.</p>
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Bill	Title	Final Status	Legislative Counsel Digest
AB 141	AN ACT relating to evictions; requiring the automatic sealing of records for certain summary evictions relating to defaults in the payment of rent which are granted during the COVID-19 emergency; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law establishes a supplemental remedy through an action for summary eviction when the tenant of any dwelling, apartment, mobile home or recreational vehicle with periodic rent due by the month or a shorter period defaults in the payment of rent. (NRS 40.253) Existing law requires a court to automatically seal records relating to such actions for summary eviction: (1) upon an order of the court dismissing the action for summary eviction; (2) ten judicial days after the court issues an order denying the action for summary eviction; or (3) thirty-one days after the tenant files an affidavit relating to the action for summary eviction, if the landlord fails to file a timely affidavit of complaint relating to the action for summary eviction. Existing law also authorizes the court under certain circumstances to seal records relating to such actions for summary eviction which are not automatically sealed by the court. (NRS 40.2545) In addition to the existing procedures for the sealing of records relating to such actions for summary eviction, section 2 of this bill requires a court to automatically seal any records relating to any action for summary eviction that is granted during the COVID-19 emergency. Section 3 of this bill provides that the amendatory provisions of section 2 apply to any action for summary eviction filed before, on or after the effective date of this bill.
AB 161	AN ACT relating to property; directing the Legislative Commission to appoint a committee to conduct an interim study on certain actions for summary eviction; and providing other matters properly relating thereto.	Ended session in Assembly Committee on Ways and Means. No further action taken.	Existing law establishes a supplemental remedy through an action for summary eviction when the tenant of any dwelling, apartment, mobile home or recreational vehicle with periodic rent due by the month or a shorter period defaults in the payment of the rent. (NRS 40.253) Existing law also establishes a supplemental remedy of summary eviction for tenants of any dwelling unit, part of a low-income housing program operated by a public housing authority, a mobile home or a recreational vehicle who: (1) possesses the premises after the expiration of the lease term; (2) possesses the premises after the expiration of a notice to surrender; (3) assigns or sublets a leased premises contrary to the terms of the lease; (4) commits or permits waste upon the premises; (5) commits certain acts relating to nuisances; (6) commits certain offenses relating to controlled substances; or (7) fails to perform a condition or covenant of a lease. (NRS 40.254) This bill directs the Legislative Commission to appoint a committee to conduct an interim study of actions for summary eviction pursuant to NRS 40.253 and 40.254. This bill also: (1) establishes the membership of the committee; (2) establishes the subjects that the committee is required to study; and (3) requires the Legislative Commission to report the findings of the interim study to the Legislature.

<u>AB 249</u>	AN ACT relating to common-interest communities; prohibiting, under certain circumstances, a common-interest community from restricting the hours in which construction work may begin; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law requires the unit-owners' association of a common-interest community to adopt bylaws and authorizes an association to amend bylaws and adopt rules and regulations concerning the community. (NRS 116.3102) Section 3 of this bill prohibits the executive board and the governing documents of an association from restricting the hours in which construction may begin during the period beginning on May 1 and ending on September 30 to any hours other than those hours which are authorized by an ordinance adopted by the governing body of a county or city, if any. Section 4 of this bill makes a conforming change to indicate the placement of section 3 in the Nevada Revised Statutes.
<u>AB 308</u>	AN ACT relating to property; revising provisions relating to late fees; revising certain definitions used in the Residential Landlord and Tenant Act; revising provisions relating to notices of increases in rent; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law authorizes a landlord to charge a reasonable late fee for the late payment of rent as set forth in the rental agreement, but such a late fee must not exceed 5 percent of the amount of the periodic rent and the maximum amount of the late fee must not be increased based upon a late fee that was previously imposed. (NRS 118A.210) Section 2 of this bill provides that in a tenancy that is longer than week to week, no late fee may be charged or imposed until at least 3 calendar days after the date that rent is due. Existing law defines the term "security" for the purposes of the Residential Landlord and Tenant Act. (NRS 118A.240) Section 3 of this bill changes the term "security" to "security deposit." Sections 1, 4-6 and 8-14 of this bill make conforming changes to reflect the changed definition. Existing law prohibits a landlord from increasing the rent payable by a tenant unless the landlord serves the tenant with written notice of the increase: (1) for a periodic tenancy of 1 month or more, 45 days in advance of the first rental payment to be increased; or (2) for a periodic tenancy of less than 1 month, 15 days in advance of the first rental payment to be increased. (NRS 118A.300) Section 7 of this bill increases the period for providing such notices of increases in rent to: (1) for a periodic tenancy of 1 month or more, 60 days in advance of the first rental payment to be increased; or (2) for a periodic tenancy of less than 1 month, 30 days in advance of the first rental payment to be increased.
<u>AB 317</u>	AN ACT relating to housing; prohibiting discrimination in housing and certain other transactions involving real property on the basis of source of income; requiring a person who refuses to rent a dwelling to a prospective tenant to provide to the prospective tenant a written notice that states the reason for the	Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.	Existing law, commonly referred to as the Nevada Fair Housing Law, prohibits discrimination in housing, including selling or renting a dwelling, on the basis of race, religious creed, color, national origin, disability, sexual orientation, gender identity or expression, ancestry, familial status or sex. The Nevada Fair Housing Law also authorizes remedies to enforce the law if a person engages in such discrimination, which includes the authority to file a complaint with the Nevada Equal Rights Commission and to file an action in a district court to obtain an injunction and civil damages. (NRS 118.010-118.120, chapter 233 of NRS) Existing law further makes it a crime to engage in such discrimination as a basis to refuse to rent, lease, sell or otherwise convey property, or to deny a real estate loan or engage in certain other practices

	refusal; providing a penalty; and providing other matters properly relating thereto.		relating to such a loan. (NRS 207.300, 207.310) Existing law also makes it a crime for a real estate broker or salesperson to engage in such discrimination with respect to certain real estate transactions and subjects a real estate appraiser to disciplinary action for refusing to prepare or communicate an appraisal based upon such discrimination. (NRS 645.321, 645C.480) Sections 3, 5, 10, 13-15 and 17-19 of this bill expand those prohibitions and crimes to include such discriminatory practices based upon source of income. Sections 2, 12, 16, 18 and 19 of this bill define "source of income" to mean any lawful, verifiable source of money or housing assistance paid to or on behalf of a renter or buyer including, without limitation: (1) money from any legal occupation or activity; (2) money from any judgment, decree or order from a court of competent jurisdiction, including an order for the payment of child support; (3) money from any contract, agreement, loan or settlement; and (4) money or other benefits from any federal, state or local governmental program or service, including any disability benefits, housing choice voucher or any other subsidy for rent or program for the assistance of rent. Sections 4, 6, 7, 9 and 11 of this bill make conforming changes to indicate the proper placement of sections 2 and 3 within the Nevada Revised Statutes. Sections 3 and 8 of this bill require a person who refuses to rent a dwelling to a prospective tenant to provide the prospective tenant with a written notice that states the reason for the refusal.
AB 331	AN ACT relating to land use planning; authorizing, under certain circumstances, the governing body of a city or county to accept a payment in lieu of the performance of certain obligations or impose a linkage fee on certain developers to pay for the development of affordable housing; revising the list of specified measures that certain cities and counties must choose from in implementing a plan for maintaining and developing affordable housing; requiring the Administrator of the Housing Division of the Department of Business and Industry to adopt regulations establishing certain criteria for the	Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.	Existing law authorizes the governing body of a city or county to regulate and restrict the improvement of land, taking into account the availability of and need for affordable housing in the community. (NRS 278.020) Existing law further requires the governing bodies of certain cities or counties to: (1) ensure an adequate supply of affordable housing when implementing a master plan; and (2) adopt certain measures to maintain and develop affordable housing to carry out the housing plan required in the master plan. (NRS 278.230, 278.235) Existing law also authorizes the governing body of a city or county to adopt zoning regulations that, in relevant part, ensure the development of an adequate supply of affordable housing in the community. In exercising such power, the governing body of the city or county may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning. (NRS 278.250) Section 1 of this bill authorizes, under certain circumstances, the governing body of a city or county to: (1) accept a payment of money in lieu of the performance of an obligation related to the development of affordable housing imposed upon a developer by the governing body; or (2) impose a linkage fee on residential, commercial or industrial development. Section 1 further requires that any such payment of money or linkage fee be deposited into a trust fund established by the governing body and used only to pay for the development of

	<p>distribution and use of money from the Account for Affordable Housing; and providing other matters properly relating thereto.</p>		<p>affordable housing in the city or county, as applicable. Sections 2 and 3 of this bill indicate the placement of section 1 in the Nevada Revised Statutes. Existing law requires the governing bodies of certain cities or counties to: (1) adopt at least 6 of 12 specified measures in implementing a plan for maintaining and developing affordable housing; and (2) submit to the Housing Division of the Department of Business and Industry an annual report of how the measures adopted assisted the city or county in maintaining and developing affordable housing to meet the needs of the community for the preceding year. The report is required to include an analysis of the need for affordable housing within the city or county that exists at the end of the reporting period. The Housing Division is required to compile the annual reports and post the compilation on its Internet website. (NRS 278.235) Section 4 of this bill adds to the list of specified measures: (1) using inclusionary zoning; (2) accepting payments of money in lieu of the performance of an obligation related to the development of affordable housing imposed upon a developer; and (3) imposing linkage fees on any residential, commercial or industrial development for the purpose of assisting in the development of affordable housing. Section 4 also requires the governing body of a city or county to include in its annual report to the Housing Division: (1) an estimate of the number of units of affordable housing that the city or county expects to maintain or develop in the next 5 years; and (2) the specific measures from the list of specified measures that the city or county will use to maintain or develop that number of units of affordable housing. Section 4 further requires the Housing Division to submit the compilation of reports to the Director of the Legislative Counsel Bureau and, when the Legislature is in session, to the members of certain standing committees of the Assembly and the Senate. Existing law creates the Account for Affordable Housing, sets forth the allowable uses for the money in the Account and requires the Administrator of the Housing Division of the Department of Business and Industry to adopt regulations establishing criteria for the distribution and use of money from the Account. (NRS 319.500, 319.510, 319.520) Section 5 of this bill requires, with certain exceptions, that such criteria include, without limitation, a consideration of the progress that local governments have made, or any formal commitments made by local governments, in maintaining and developing: (1) tier one affordable housing, which is housing for a household which has a total monthly gross income that is equal to not more than 60 percent of the median monthly gross household income for the county in which the housing is located; and (2) tier two affordable housing, which is housing for a household that has a total monthly gross income that is equal to more than 60 percent but not more than 80 percent of the median monthly gross household income for the county in which the housing is located. (NRS 278.01902, 278.01906)</p>
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AB 334	AN ACT relating to land use planning; authorizing, under certain circumstances, the governing body of a city or county to accept a payment in lieu of the performance of certain obligations or impose a linkage fee on certain developers to pay for the development of affordable housing; and providing other matters properly relating thereto.	Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.	Existing law authorizes the governing body of a city or county to regulate and restrict the improvement of land, taking into account the availability of and need for affordable housing in the community. (NRS 278.020) Existing law further requires the governing bodies of certain cities and counties to: (1) ensure an adequate supply of affordable housing when implementing a master plan; and (2) adopt certain measures to maintain and develop affordable housing to carry out the housing plan required in the master plan. (NRS 278.230, 278.235) Existing law also authorizes the governing body of a city or county to adopt zoning regulations that, in relevant part, ensure the development of an adequate supply of affordable housing in the community. In exercising such power, the governing body of the city or county may use any controls relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning. (NRS 278.250) Section 1 of this bill authorizes, under certain circumstances, the governing body of a city or county to: (1) accept a payment of money in lieu of the performance of an obligation related to the development of affordable housing imposed upon a developer by the governing body; or (2) impose a linkage fee on residential, commercial or industrial development. Section 1 further requires that any such payment of money or linkage fee be deposited into a trust fund established by the governing body and used only to pay for the development of affordable housing in the city or county, as applicable. Sections 2 and 3 of this bill make conforming changes to indicate the placement of section 1 in the Nevada Revised Statutes.
AB 486	AN ACT relating to property; defining certain terms; temporarily authorizing tenants subject to designated eviction proceedings to assert certain affirmative defenses relating to rental assistance and establishing procedures relating thereto; temporarily establishing procedures relating to claims for wrongful eviction; temporarily requiring a court to stay designated eviction proceedings in order to facilitate alternative dispute resolution; temporarily requiring notices for designated eviction proceedings to	Approved by the Governor.	Existing law establishes provisions which govern landlords and tenants of dwelling units and manufactured homes. (Chapters 118A and 118B of NRS) Existing law establishes provisions relating to summary proceedings for the eviction of such tenants. (NRS 40.215-40.425) Section 1.5 of this bill defines certain terms for purposes of this bill, including the term "designated eviction proceeding," which refers to certain proceedings relating to the eviction of tenants who have defaulted in the payment of rent. Section 1 of this bill provides that the provisions of this bill do not apply to proceedings for evictions relating to: (1) commercial provisions of this premises; or (2) the sale of a premises or a nuisance. Section 2 of this bill authorizes a tenant to claim as an affirmative defense to a designated eviction proceeding that: (1) the tenant has a pending application for rental assistance; or (2) the landlord of the tenant refused to participate in the application for rental assistance or accept rental assistance provided on behalf of the tenant. Section 2 requires the court to stay the proceedings upon the assertion of such an affirmative defense unless the landlord receives an exemption. Section 2 also authorizes the landlord to file a motion to rebut the affirmative defense. If such a motion is filed by a landlord, section 2 authorizes the court to: (1) refer

	<p>contain certain information; establishing temporary procedures relating to the provision of rental assistance to certain landlords of single family residences with at least one tenant who has defaulted in the payment of rent; requiring the disbursement of certain federal money in certain circumstances relating to rental assistance; providing a civil penalty; and providing other matters properly relating thereto.</p>		<p>the designated eviction proceedings to mediation; (2) hold a hearing; or (3) maintain the stay of the proceedings. If the claim relates to a pending application for rental assistance, section 2 requires the court to stay the proceedings until such time as a determination is made on the application for rental assistance. Moreover, if the court stays such proceedings, section 2 requires the court to dismiss the proceedings for eviction upon the granting of the application for rental assistance and receipt of the rental assistance by the landlord. If a tenant proves the claim that the landlord refused to participate in the application for rental assistance or accept rental assistance on behalf of the tenant, section 2: (1) requires the court to deny the designated eviction proceeding; and (2) authorizes the court to award damages to the tenant. Additionally, in determining the award of such damages, section 2 requires the court to consider the degree of harm caused to the tenant by the refusal of the landlord to participate in the application for rental assistance or accept the rental assistance. Section 3 of this bill provides that if a landlord accepted rental assistance on behalf of a tenant who has defaulted in the payment of rent and the landlord pursued, continued to pursue or evicted the tenant for any reason that existed or arose during the period of default for which the rental assistance was received by the landlord, the tenant or the governmental entity who administered the rental assistance may file a claim of wrongful eviction against the landlord. Section 3 also authorizes a court to: (1) impose certain civil penalties on a landlord who is found to have wrongfully evicted a tenant; and (2) require the landlord to pay costs and attorney's fees of the plaintiff. Section 3.5 of this bill establishes similar provisions which provide that if a governmental entity brings any other cause of action relating to a landlord who accepted rental assistance on behalf of a tenant who has defaulted in the payment of rent and the landlord pursued, continued to pursue or evicted a tenant for any reason that existed or arose during the period of default for which the rental assistance was received by the landlord, the governmental entity may be entitled to damages in an amount not to exceed the amount of rental assistance obtained by the landlord and is entitled to costs and attorney's fees. Existing law authorizes a court to stay proceedings for eviction against a tenant of any dwelling unit, apartment, mobile home, recreational vehicle or part of a low-rent housing program operated by a public housing authority for a period of not more than 30 days to facilitate a program of alternative dispute resolution under certain circumstances. (NRS 40.2544) Section 8.5 of this bill repeals those provisions and instead section 4 of this bill establishes similar provisions with expanded applicability to designated eviction proceedings. Existing law requires a landlord to provide notice of proceedings for evictions to tenants. (NRS 40.215-40.425) In addition to the existing requirements, section 5 of this bill requires the notice of a designated eviction proceeding to include information relating to rental assistance</p>
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			<p>and the provisions of sections 2, 3 and 4. Section 6 of this bill requires: (1) Home Means Nevada, Inc., or its successor organization, to create an electronic form which may be completed by a landlord who wishes to obtain rental assistance on behalf of a tenant who has defaulted in the payment of rent; and (2) the form to collect certain information relating to such landlords and tenants. Upon submission of the form by the landlord, section 6 requires Home Means Nevada, Inc., or its successor organization, to determine whether the landlord is an eligible landlord, meaning that the landlord: (1) owns a single family residence; (2) is seeking rental assistance for least one dwelling unit in the single family residence; (3) is domiciled in this State or employs a property manager in this State; and (4) has an annual gross revenue from the rental of all premises in this State of less than \$4,000,000. If Home Means Nevada, Inc., or its successor organization, determines that the landlord is an eligible landlord, section 6 requires Home Means Nevada, Inc., or its successor organization, to forward relevant information relating to the landlord and tenant to an appropriate housing or social service agency. Section 6 then requires the housing or social service agency to attempt to contact the tenant to provide information relating to a program for rental assistance. If the tenant is unresponsive or fails to apply to the program for rental assistance, section 6 requires the housing or social service agency to inform the eligible landlord of that fact and authorizes the eligible landlord to receive rental assistance, without the application of the tenant, if the eligible landlord agrees to certain conditions. Section 7 of this bill requires the disbursement of certain federal money in the amount of \$5,000,000 for the purpose of providing rental assistance directly to landlords. Section 9 of this bill expires the provisions of sections 1-3.5, 5 and 6 on June 5, 2023. Section 9 expires the provisions of section 4 on the earlier of: (1) the date that the Nevada Supreme Court determines that there are insufficient funds for the programs of alternative dispute resolution; or (2) June 5, 2023.</p>
SB 10	AN ACT relating to taxation; revising provisions governing the calculation of the amount of certain partial abatements of property taxes; and providing other matters properly relating thereto.	Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.	Existing law provides for a partial abatement of property taxes, which has the effect of establishing an annual cap on increases of property taxes. The formula for calculating the partial abatement provides that the property taxes on properties other than certain single-family residences or certain residential rental dwellings may not increase by more than a percentage that is the lesser of: (1) the average percentage of change in the assessed valuation of property in the county over the last 10 years, twice the average percentage of increase in the Consumer Price Index for the previous year or zero, whichever is greater; or (2) 8 percent. If the application of this formula results in a cap on increases of property taxes for a fiscal year that is less than 3 percent, the property taxes imposed on certain single-family residences and certain residential rental dwellings may not increase by more than the percentage cap calculated under

			that formula. However, if the application of the formula results in a cap on increases of property taxes for a fiscal year that is 3 percent or more, the property taxes on those single-family residences and residential rental properties may not increase by more than 3 percent. (NRS 361.4722-361.4724) This bill revises the formula for calculating the partial abatement so that the annual cap on increases of the property taxes on certain single-family residences and residential rental property is 3 percent. Under this bill, the annual cap on increases of property taxes on any other property cannot be less than 3 percent or more than 8 percent.
<u>SB 12</u>	AN ACT relating to housing; requiring an owner of certain housing that is financed by tax credits or other money provided by a government agency to provide certain notices before the termination, expiration or ending of a restriction relating to the affordability of the housing; setting forth requirements for such notice; authorizing the Housing Division of the Department of Business and Industry to impose an administrative fine upon an owner who fails to provide notice of the termination or expiration of a restriction; authorizing the Division to prohibit an owner who terminates an affordability restriction from applying for certain tax credits; and providing other matters properly relating thereto.	Approved by the Governor.	Existing federal law establishes a federal income tax credit in an amount equal to a certain percentage of the costs of constructing a low-income housing project. Under existing federal law, to be eligible for this credit, a certain percentage of the residential units in the project are required to be subject to certain affordability restrictions that set a limit on the income level of occupants of the units and restrict the amount of rent that may be charged to such occupants. An owner of property that is part of the low-income housing project that wishes to receive the federal low-income housing tax credit is required to enter into an agreement with a housing credit agency in which the owner commits to maintain the affordability restrictions on the property for a compliance period of 15 years and an additional period of time of at least 15 years following the compliance period. However, existing federal law authorizes an owner, after the 14th year of the compliance period, to request that the housing credit agency find a buyer to purchase the property. The housing credit agency then has 1 year to find a buyer for the property that will maintain the affordability restrictions. If the housing credit agency does not present the owner with a qualified contract for the acquisition of the property within the 1-year period, the affordability restrictions on the property terminate, subject to a 3-year period in which the owner is generally prohibited from raising certain rents and evicting existing tenants. (26 U.S.C. § 42) Existing state law designates the Housing Division of the Department of Business and Industry as the housing credit agency for the State that allocates and distributes the federal low-income housing credit. (NRS 319.145) Sections 3 and 4 of this bill require the owner of any housing which has been financed by the federal low-income housing tax credit or any other money provided by a governmental agency and that is subject to affordability restrictions similar to those required for eligibility for the federal low-income housing tax credit to provide written notice before terminating an affordability restriction or before the expiration of the affordability restriction, as applicable. Sections 3 and 4 also set forth the contents for such a notice and require the notice to be provided to each tenant, the Division and certain other persons not less than:(1) twelve months before the owner submits a request to the Division for a qualified contract; or (2) if such a request is not applicable, 12 months before the date upon which the

			<p>affordability restriction will expire. Sections 3 and 4 further authorize the Division to: (1) impose an administrative penalty upon an owner who fails to provide the required notice; and (2) prohibit an owner who terminates an affordability restriction from applying to the Division for an allocation of federal low-income housing tax credits for a period not to exceed 5 years. Section 5 of this bill requires an owner that will voluntarily maintain an affordability restriction on housing after the expiration of the affordability restriction to provide written notice to the Division not less than 12 months before the expiration of the affordability restriction and, thereafter, submit an annual report to the Division for as long as the owner voluntarily maintains the affordability restriction. Section 5 also requires the owner to provide written notice at least 12 months before ending the voluntary affordability restriction to the county, the city, the Division and each tenant. Section 6 of this bill provides that the provisions of this bill apply to: (1) every owner of housing that is subject to an affordability restriction on or after October 1, 2021; and (2) every owner of housing that on October 1, 2021, has voluntarily maintained an affordability restriction after the expiration of the affordability restriction.</p>
SB 64	<p>AN ACT relating to taxation; reducing the statutory rate of depreciation applicable to improvements made on real property for the purpose of determining the taxable value of the property; revising provisions governing the calculation of the amount of certain partial abatements of property taxes; and providing other matters properly relating thereto.</p>	<p>Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.</p>	<p>Under current law, the taxable value of an improvement made on real property must be determined by subtracting from the cost of replacement of the improvement all applicable depreciation and obsolescence. That depreciation is required to be calculated at the rate of 1.5 percent of the cost of replacement of the improvement for each year that the improvement has aged, up to a maximum of 50 years.</p> <p>(NRS 361.227) The application of this formula for the entire 50-year period results in a maximum rate of depreciation of 75 percent of the cost of replacement. Section 1 of this bill reduces the future rate of depreciation for an improvement made on real property to 1 percent of the cost of replacement of the improvement for each year that the improvement ages after calendar year 2021. Section 1 does not affect the maximum rate of depreciation allowed under current law. Section 6 of this bill clarifies that the change in the rate of depreciation pursuant to section 1 does not affect the determination of the taxable value of any improvements for the purposes of any property taxes imposed before July 1, 2022. Existing law provides for a partial abatement of property taxes, which has the effect of establishing an annual cap on increases of property taxes. The formula for calculating the partial abatement provides that the property taxes on properties other than certain single-family residences or certain residential rental dwellings may not increase by more than a percentage that is the lesser of: (1) the average percentage of change in the assessed valuation of property in the county over the last 10 years, twice the average percentage of increase in the Consumer Price Index for the previous year or zero, whichever is greater; or (2) 8 percent. If the application of this formula results in a cap on increases of property taxes for a fiscal year that is less than 3</p>

			<p>percent, the property taxes imposed on certain single-family residences and certain residential rental dwellings may not increase by more than the percentage cap calculated under that formula. However, if the application of the formula results in a cap on increases of property taxes for a fiscal year that is 3 percent or more, the property taxes on those single-family residences and residential rental properties may not increase by more than 3 percent. (NRS 361.4722-361.4724) Section 2 of this bill revises the formula for calculating the partial abatement of property taxes so that the annual cap on increases of the property taxes on property other than certain single-family residences and residential rental property is 8 percent. Sections 3 and 4 of this bill make conforming changes to reflect that because of the amendatory provisions of section 2, the annual cap on increases of the property taxes on certain single-family residences and residential rental properties will be 3 percent.</p>
SB 150	<p>AN ACT relating to housing; requiring the governing body of a city or county to authorize tiny houses in certain zoning districts; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law authorizes a governing body to divide the city, county or region into zoning districts of such number, shape and area as are best suited to carry out certain purposes. Within a zoning district, the governing body may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. (NRS 278.250) Section 1 of this bill requires the governing body of a county whose population is 100,000 or more (currently Clark and Washoe Counties) or the governing body of a city whose population is 150,000 or more (currently, the cities of Henderson, Las Vegas, North Las Vegas and Reno) to designate: (1) at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) at least one zoning district in which a tiny house may be located and classified as a single-family residence; and (3) at least one zoning district in which a tiny house may be located in a tiny house park. Section 1 also requires the governing body of a county whose population is less than 100,000 (currently all counties other than Clark and Washoe Counties) or the governing body of a city whose population is less than 150,000 (currently all cities other than the cities of Henderson, Las Vegas, North Las Vegas and Reno) to designate: (1) at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) at least one zoning district in which a tiny house may be located and classified as a single-family residence; or (3) at least one zoning district in which a tiny house may be located in a tiny house park. Section 1 further: (1) requires the governing body of a county or city to consider certain health and environmental effects of the locations of tiny houses in the zoning districts designated in the ordinance on certain populations; (2) authorizes the governing body of a county or city to set forth additional requirements for tiny houses and tiny house parks; and (3) requires the governing body of a county or city to define "tiny house" in accordance with the definition adopted in the</p>

			International Residential Code by the International Code Council or its successor organization
<u>SB 188</u>	<p>AN ACT relating to public assistance; requiring the Office of the State Treasurer to solicit gifts, grants and donations to establish the Individual Development Account Program under which certain persons may establish an individual development account; creating the Nevada Statewide Council on Financial Independence; prohibiting certain entities from considering money deposited into an individual development account by certain persons to be income under certain circumstances; requiring certain entities to ensure that instruction in financial literacy is provided to certain persons if money is available to provide such instruction; requiring the State Treasurer to ensure that certain instruction and training is provided to a tenant of a housing project if money is available to provide such instruction and training; and providing other matters properly relating thereto.</p>	Approved by the Governor.	<p>The Oregon Individual Development Account Initiative program allows certain persons from low-income households to establish an individual development account into which the person deposits money to save and later use for certain purposes. A fiduciary organization manages the Program and matches the amounts deposited by a person. (Or. Rev. Stat. §§ 458.670-458.700) Sections 15-25 of this bill provide for the establishment of a similar program in this State entitled the Individual Development Account Program. Section 20 of this bill requires the Office of the State Treasurer to: (1) solicit gifts, grants and donations to carry out the Program; and (2) establish the Program if sufficient money is obtained. Section 20 authorizes the Office to: (1) select one or more fiduciary organizations to administer the money in the Program pursuant to section 24 of this bill; and (2) distribute a portion of the money obtained to the Department of Health and Human Services, foster care licensing agencies and housing authorities to provide instruction in financial literacy to account holders. Section 21 of this bill generally provides that if the Program is established, a person who qualifies to become an account holder is authorized to establish an individual development account. To qualify to become an account holder, section 21 requires a person to be: (1) a resident of this State; (2) twelve years of age or older; and (3) a tenant of a housing project for persons of low income in this State, a recipient of Medicaid, a provider of foster care or a relative or a fictive kin with whom a child is placed by an agency which provides child welfare services who is creating such an account for a child placed in his or her care. Section 21 further provides that to establish an individual development account, the account holder and the fiduciary organization must enter into an agreement wherein the account holder deposits funds into a financial institution and the fiduciary organization deposits matching funds into the financial institution pursuant to section 23 of this bill, with the goal of enabling the account holder to accumulate assets for use toward achieving a specific purpose authorized by the fiduciary organization pursuant to section 22 of this bill (including, without limitation, the purchase, rental or repair of a primary residence). Section 23 authorizes a fiduciary organization to accept and solicit gifts, grants and donations to fund the Program and requires the fiduciary organization to match deposits made by the account holder by not more than \$5 for each \$1 deposited by the account holder in his or her individual development account. Section 23 further prohibits an account holder from accruing more than \$3,000 of matching funds in any 12-month period. Sections 5-14 of this bill create the Nevada Statewide Council on Financial Independence. Section 6 of this bill sets forth the membership of the Council. Section 10 of this bill requires the Council to: (1) develop statewide priorities and strategies for helping persons who receive public assistance or social</p>

			<p>services to increase the financial independence of such persons; (2) coordinate with certain state agencies; and (3) oversee the Individual Development Account Program, if that Program is established.</p> <p>Section 2 of this bill prohibits the Department of Health and Human Services, under certain circumstances, from considering the money deposited in an individual development account by a recipient of Medicaid to be income for the purpose of determining the recipient's eligibility to receive benefits provided by Medicaid. If the Department receives money from the State Treasurer pursuant to section 20, section 3 of this bill requires the Department to ensure that instruction in financial literacy is provided to a recipient of Medicaid who deposits a portion of his or her income into an individual development account. Section 3 authorizes the Department to contract for the services of an independent contractor to provide such instruction in financial literacy. Section 34 of this bill makes a conforming change by including the provisions of sections 2 and 3 in the duties of the Director of the Department. Existing law defines "provider of foster care" to mean a person who is licensed by the licensing authority to conduct a foster home. (NRS 424.017) Existing law defines "foster home" as a home that receives, nurtures, supervises and ensures routine educational services and medical, dental and mental health treatment for children and includes: (1) a family foster home; (2) a specialized foster home; (3) an independent living foster home; and (4) a group foster home. (NRS 424.014) Existing law: (1) defines "fictive kin" to mean a person who is not related by blood to a child but who has a significant emotional and positive relationship with the child; and (2) authorizes an agency which provides child welfare services to place a child who is in protective custody with certain relatives or a fictive kin. (NRS 432B.390) Sections 27 and 30.5 of this bill authorize a provider of foster care or a relative or fictive kin with whom a child is placed by an agency which provides child welfare services to, upon receiving the approval of the licensing authority or agency, as applicable: (1) establish an individual development account for a child placed in the care of the provider of foster care, relative or fictive kin; and (2) deposit into the individual development account money received by the provider of foster care, relative or fictive kin to pay for the cost of providing care to the child if such use does not conflict with or prevent the provider of foster care, relative or fictive kin from providing care to the child. Sections 27 and 30.5 additionally provide that: (1) the money in the individual development account is the property of the child for whom the account was established; (2) the child has access to the money in the individual development account upon reaching 18 years of age or being declared emancipated; and (3) the child may use the money in the individual development account only for certain purposes, as set forth in section 22 (including, without limitation, the purchase, rental or repair of a primary residence). If the licensing authority or agency which</p>
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			<p>provides child welfare services, as applicable, receives money from the State Treasurer pursuant to section 20, sections 28 and 30.7 of this bill require the licensing authority or agency to ensure that instruction in financial literacy is provided to a child for whom an individual development account is established. Sections 28 and 30.7 authorize the licensing authority or agency which provides child welfare services to contract for the services of an independent contractor to provide such instruction in financial literacy. Sections 29 and 30 of this bill make conforming changes by exempting sections 27 and 28 from certain requirements relating to foster homes. Section 31 of this bill authorizes the Division of Child and Family Services of the Department of Health and Human Services to use the money in the Normalcy for Foster Youth Account to provide monetary support to a provider of foster care, relative or fictive kin to establish and fund an individual development account. Sections 30.3, 30.9, 31.2-31.8 and 46.5 of this bill replace definitions of "fictive kin" for individual sections in chapter 432B of NRS with a chapter-wide definition of that term that is identical to the definition of the term currently used in individual sections of that chapter.</p> <p>Existing law creates local housing authorities and the Nevada Rural Housing Authority to operate housing projects for persons of low income in this State. (NRS 315.320, 315.440, 315.977, 315.988) Existing law also prohibits a housing authority from accepting a tenant who earns more than a prescribed maximum income. (NRS 315.510, 315.994) Sections 36 and 38 of this bill prohibit each local housing authority and the Nevada Rural Housing Authority from considering the money deposited in an individual development account by a tenant to be income for the purpose of determining the tenant's eligibility to remain in the housing project. If a local housing authority or the Nevada Rural Housing Authority receives money from the State Treasurer pursuant to section 20, sections 37 and 39 of this bill require those organizations to ensure that instruction in financial literacy is provided to a tenant who deposits a portion of his or her income in an individual development account. Sections 37 and 39 authorize each local housing authority and the Nevada Rural Housing Authority to contract for the services of an independent contractor to provide such instruction in financial literacy. Sections 40-45 of this bill make conforming changes to indicate the proper placement of sections 36-39 in the Nevada Revised Statutes. Existing law sets forth the general powers and duties of the State Treasurer. (NRS 226.110) To the extent that money is available, section 33 of this bill requires the State Treasurer to ensure that instruction and training in business opportunities and any benefits available to certain business enterprises are provided to a tenant of each local housing authority, the Nevada Rural Housing Authority and certain nonprofit organizations. Existing law authorizes the State Treasurer to appoint and employ certain Deputies. (NRS 226.100) Section 32 of this bill authorizes the State Treasurer</p>
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			to appoint and employ a Deputy of Financial Literacy and Security.
<u>SB 218</u>	<p>AN ACT relating to property; establishing and revising various definitions relating to property; establishing provisions relating to fees charged by landlords to prospective tenants; prohibiting landlords from transferring, selling, assigning or reporting to certain agencies information concerning amounts owed by tenants to landlords; establishing provisions relating to circumstances under which a landlord changes its agent, broker or property management company; making various changes relating to fees, fines, deposits and costs paid by tenants; requiring rental agreements to include a grace period for the late payment of rent; requiring a tenant to be served with advance notice of increases in certain fees, fines and costs; revising provisions relating to agents of attorneys who serve certain notices relating to evictions; revising provisions relating to representation in small claims actions; and providing other matters properly relating thereto.</p>	<p>Pursuant to Joint Standing Rule No. 14.3.3, no further action allowed.</p>	<p>Existing law provides that a landlord may require a tenant to pay security, defined as a payment, deposit, fee or charge used by the landlord to: (1) remedy a default in the payment of rent by the tenant; (2) repair damage to the premises other than normal wear; and (3) clean the dwelling unit. (NRS 118A.240, 118A.242) Additionally, if reasonable modifications are made to the dwelling unit of a person with a disability, existing law provides that the landlord may require the person to deposit a reasonable amount of security in addition to the amount usually required by the landlord in order to cover the cost of restoring the modified unit to its original condition upon the termination of the tenancy. (NRS 118.101) Section 26 of this bill repeals the existing definition of "security" in order to establish the independent terms of "cleaning deposit" and "security deposit," as defined in sections 3 and 5 of this bill, respectively. Sections 1, 8, 13-15, 16-18 and 20-23 of this bill make various changes relating to cleaning deposits and security deposits. Existing law requires a landlord to return the security within 30 days after the termination of the tenancy and makes the landlord liable for certain amounts for failing to return the security within this period. (NRS 118A.242) Section 13 of this bill reduces the period for the return of the security deposit from 30 days to 28 days. Section 13 also provides that if the landlord fails to return the security deposit within the statutory period, the landlord: (1) is liable to the tenant in the amount of the full security deposit; and (2) waives all claims or causes of action relating to the security deposit. Additionally, section 13 provides that in any action relating to an amount claimed from a security deposit for repairing damage to the premises caused by the tenant, the landlord has the burden of proving: (1) that the damage to the premises occurred during the tenancy; and (2) the actual costs of repair. Existing law defines "normal wear" as deterioration which occurs without negligence, carelessness or abuse of the premises, equipment or chattels by the tenant, a member of the household of the tenant or another person with the consent of the tenant to be on the premises. (NRS 118A.110) Section 9 of this bill revises the definition of "normal wear" to mean expected deterioration during the course of a tenancy which results from the normal use of the premises by such persons. Existing law requires written rental agreements to contain certain provisions, including provisions concerning the amount of rent and the manner and time of its payment. Existing law also authorizes a landlord to charge a reasonable fee for the late payment of rent. (NRS 118A.200, 118A.210) In addition to the existing provisions required to be included in written rental agreements, section 10 of this bill requires such rental agreements to include a grace period for the late payment of rent. Section 11 of this bill prohibits a landlord from charging the fee for the late payment of rent until the expiration of the grace period set forth in the rental</p>

			<p>agreement. Section 4 of this bill defines the term "grace period" for such purposes. Section 10 also requires certain information relating to fees, fines and costs to be: (1) disclosed in writing to the tenant before he or she enters into a written rental agreement or otherwise begins the tenancy; and (2) printed clearly and conspicuously on the first page of the written rental agreement. Existing law places certain prohibitions on rental agreements. (NRS 118A.220) Section 12 of this bill prohibits rental agreements from requiring tenants to pay any fee, fine or cost except those which are: (1) authorized by statute; or (2) actual and reasonable. Sections 10, 17-19 and 23 of this bill make conforming changes relating to the limitations on fees, fines and costs. Section 6.3 of this bill authorizes a landlord to charge a fee for the eviction of a tenant under certain circumstances. Additionally, section 6 of this bill authorizes a landlord to charge a prospective tenant a single fee for the submission of a rental application, and if multiple prospective tenants submit applications for occupancy of a single dwelling unit, the landlord is limited to charging a single fee. Section 6.5 of this bill prohibits a landlord from transferring, selling, assigning or reporting to certain agencies any amount owed by the tenant unless the landlord first obtains a judgment for any such amount against the tenant. Section 6.5 requires the action to be brought: (1) within 8 months after the amount accrues; and (2) as a small claims action, if certain jurisdictional limits apply to the amount owed by the tenant. Section 6.7 of this bill provides that if a landlord changes its agent, broker or property management company, the landlord or the new agent, broker or company is required to send certain information to the tenant within 7 business days of the change. Existing law prohibits a landlord from increasing the rent of a tenant unless the tenant is served with advance notice of the increase. (NRS 118A.300) Section 15.5 of this bill similarly prohibits a landlord from increasing certain fees, fines and costs charged to the tenant unless the tenant is served with advance notice of the increase. Existing law requires a tenant to be served with certain notices relating to evictions. Existing law also provides that certain notices may be served by an agent of an attorney who is licensed in this State if: (1) the attorney has been retained by the landlord in certain actions; and (2) the agent is acting at the direction and under the direct supervision of the attorney. (NRS 40.280) In addition to the existing requirements concerning such agents, section 24 of this bill prohibits the agent from being employed as a property manager in this State. Existing law authorizes a nongovernmental legal or commercial entity to be represented by its director, officer or employee in an action in small claims court. (NRS 73.012) Similarly, section 24.5 of this bill authorizes a landlord to be represented by its agent in a small claims action. Finally, section 25 of this bill provides that a rental agreement entered into before the effective date of this bill is binding upon the parties and may be enforced on or after that date, regardless of whether the</p>
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			provisions of the rental agreement conflict with the amendatory provisions of this bill.
<u>SB 254</u>	AN ACT relating to discriminatory practices; revising various provisions relating to discrimination in housing; providing civil penalties and other remedies for certain violations; authorizing the Nevada Equal Rights Commission to enter into certain agreements with the United States Department of Housing and Urban Development for the Commission to investigate and enforce laws relating to fair housing as a certified agency under federal law; providing that certain conduct relating to seeking an applicant or tenant's arrest record, conviction record or record of criminal history constitutes an unlawful discriminatory practice in housing; and providing other matters properly relating thereto.	Vetoed by the Governor. No further consideration by the Legislature in 2023.	Existing law creates the Nevada Equal Rights Commission. (NRS 233.030) The Commission is authorized to investigate and conduct hearings concerning acts of prejudice with regard to housing, employment and public accommodation. (NRS 233.150) Existing law also sets forth the Nevada Fair Housing Law to prohibit discrimination in housing. (NRS 118.010-118.120) In addition, the federal Fair Housing Act of 1968, as amended, prohibits discrimination in the sale, rental and financing of dwellings and in other housing related transactions. (42 U.S.C. §§ 3601 et seq.) Sections 17, 20 and 21 of this bill revise references to the types of discrimination from which persons are protected in Nevada to conform to federal law. Section 21 of this bill authorizes the Commission to initiate a complaint alleging an unlawful discriminatory practice in housing. Section 23 of this bill requires the Commission to investigate each complaint which alleges an unlawful discriminatory practice in housing and to attempt to resolve the issues raised in the complaint through informal negotiations with the parties. Section 24 of this bill requires the Commission to serve upon an aggrieved person certain information. Section 14 of this bill establishes new procedures and requirements with respect to investigations and administrative hearings concerning such complaints. Following the Commission's investigation of a complaint, if the Administrator of the Commission determines that probable cause exists to believe that an unlawful discriminatory practice in housing has occurred or is about to occur, the Attorney General is required to: (1) prepare a notice of hearing and serve the notice upon the parties; and (2) unless a party elects to have the matter determined by a court, prepare and prosecute the complaint in a public hearing before the Commission. If the Commission, based on a preponderance of the evidence presented at the hearing, determines that an unlawful discriminatory practice in housing has occurred, the Commission may issue an order to cease and desist, order appropriate injunctive or other equitable relief, award actual damages, impose civil penalties and award costs and attorney's fees. Section 27 of this bill makes a conforming change to eliminate the requirement for the Commission to hold an informal meeting of the parties. Section 15 of this bill provides for the determination of the complaint by a court instead of the Commission. Section 16 of this bill establishes procedures for the judicial review of a final decision of the Commission. Sections 2-13 and 18 of this bill move the existing definitions in chapter 233 of NRS and define various terms relating to the complaint process. Sections 24-26 and 28 make changes to existing provisions to use these terms. Section 29 of this bill provides that the provisions of chapter 233 of NRS for judicial review of decisions of the Commission concerning unlawful discriminatory practice in housing prevail over the provisions of the Administrative Procedure Act. Section 22 of this bill

			<p>authorizes the Commission to enter into certain agreements with the United States Department of Housing and Urban Development for the Commission to investigate and enforce laws relating to fair housing as a certified agency under federal law. Section 33 of this bill prohibits, with certain exceptions, a person seeking to rent or lease a dwelling, or renting or leasing a dwelling, from: (1) inquiring into the arrest record, conviction record or record of criminal history of an applicant or tenant; (2) refusing to rent or lease, or refusing to negotiate to rent or lease, a dwelling to an applicant on the basis of the applicant's arrest record, conviction record or record of criminal history; (3) making, printing or publishing any notice or advertisement which indicates a preference based on the arrest record, conviction record or record of criminal history of an applicant; and (4) evicting a tenant from a dwelling on the basis of his or her arrest record, conviction record or record of criminal history for a misdemeanor offense unless the offense occurred on the premises of the dwelling. Section 33 provides that a person may inquire into or conduct a background check into the conviction record or record of criminal history of an applicant to determine whether the applicant has certain offenses on his or her record. A person may refuse to rent or lease a dwelling to an applicant who has any such offense on his or her record. Section 33 also requires a person who makes a dwelling available for rent or lease to provide applicants with information regarding these unlawful discriminatory practices and information on how to file an appeal of a denial to rent or lease or file a complaint with the Commission. Section 33 limits the applicability of these provisions to any dwelling that is owned by a natural person and contains five or more dwelling units. For purposes of section 33, a "dwelling" is defined, with certain exceptions, as: (1) public housing; (2) any housing that is rented or leased to a tenant pursuant to a contract with a housing authority; or (3) any housing which accepts vouchers for rental payment. A "dwelling" does not include: (1) a manufactured home; or (2) a single family house owned by a natural person or any other housing that is owned by a natural person and has four or fewer dwelling units. Sections 31, 32 and 34-44 of this bill amend the Nevada Fair Housing Law to conform to federal law. Section 36 of this bill revises the definition of "disability" to exclude any current illegal use of or addiction to a controlled substance. Sections 37 and 38 of this bill revise the definitions of "dwelling" and "person." Sections 31 and 32 define the terms "aggrieved person" and "unlawful discriminatory practice in housing." Section 39 of this bill revises the prohibited practices which constitute an unlawful discriminatory practice in housing in Nevada. Section 39 prohibits discrimination in real estate related transactions. Section 39 also sets forth certain exceptions to the application of its provisions. Section 40 of this bill prohibits a person from refusing: (1) to allow a person with a disability to make reasonable modifications to a dwelling which may be</p>
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			<p>necessary to afford the person with a disability full enjoyment of the dwelling, if the person with the disability pays for the modifications; or (2) to make reasonable accommodations in rules, policies, practices or services which may be necessary to afford a person with a disability equal opportunity to use and enjoy a dwelling. Section 41 of this bill revises accessibility requirements relating to the design and construction of a covered multifamily dwelling. Section 42 of this bill revises provisions prohibiting a landlord from refusing to rent a dwelling to a person with a disability with a service animal. Sections 43 and 44 of this bill revise provisions governing civil actions to enforce certain provisions relating to discrimination in housing.</p>
SB 284	<p>AN ACT relating to taxation; revising the procedure for applying for and issuing transferable tax credits for affordable housing; requiring the recapture of transferable tax credits under certain circumstances; revising provisions limiting the amount of transferable tax credits for affordable housing that may be issued; eliminating the prospective expiration of the program of transferable tax credits for affordable housing; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law authorizes the Housing Division of the Department of Business and Industry to issue transferable tax credits that are authorized to be taken against certain state taxes to the sponsor of a project for the acquisition, development, construction, improvement, expansion, reconstruction or rehabilitation of low-income housing, as defined by existing federal law. (NRS 360.860-360.870; 26 U.S.C. § 42(g)) Existing law requires a project sponsor who is applying for such transferable tax credits to submit to the Division, upon the completion of the project, a final application, a certification of costs and such other information as the Division may deem necessary to determine whether the project qualifies for the issuance of transferable tax credits. (NRS 360.867) Section 1 of this bill revises the procedure for the issuance of transferable tax credits so that transferable tax credits are issued before, rather than after, the project is completed. Specifically, section 1 requires the final application for transferable tax credits to be submitted not less than 45 days before the project is closed rather than upon completion of the project. Section 1 further requires that, upon completion of the project: (1) the project sponsor must submit to the Division a certification of costs of the project and such other information as the Division deems</p>

			<p>necessary to determine the final cost of the project; (2) the Division must determine, based on the final cost of the project as indicated in the certification of costs, whether the amount of transferable tax credits issued to the project sponsor is greater than the amount of transferable tax credits to which the project sponsor is entitled; (3) the Division must notify the project sponsor, the Department of Taxation, the Office of Finance, the Fiscal Analysis Division of the Legislative Counsel Bureau and the Nevada Gaming Control Board if the Division determines that the project sponsor is not entitled to any portion of the transferable tax credits issued to the project sponsor; and (4) the project sponsor is required to repay to the Department of Taxation or the Nevada Gaming Control Board, as applicable, the amount of transferable tax credits to which the project sponsor is not entitled. Finally, section 1 authorizes an entity to which a project sponsor transfers transferable tax credits to transfer those tax credits to one or more of its subsidiaries or affiliates and requires the entity to notify the Division of such a transfer. Existing law prohibits the Division from approving an application for transferable tax credits that is submitted after July 1, 2023, and provides for the expiration of the program of transferable tax credits for affordable housing on January 1, 2030. (NRS 360.868; section 14 of chapter 594, Statutes of Nevada 2019, at page 3766) Section 2 of this bill removes the prohibition against approving an application received after July 1, 2023. Section 2 prohibits the Division from approving an application for transferable tax credits if doing so would cause the total amount of transferable tax credits approved over the lifetime of the program of transferable tax credits for affordable housing to exceed \$40,000,000. Section 3 of this bill removes the expiration date for the program of transferable tax credits for affordable housing.</p>
SB 311	<p>AN ACT relating to housing; authorizing the Nevada Rural Housing Authority to create a for-profit business entity for the purpose of developing, operating and managing housing projects to provide dwellings primarily for persons of low and moderate income; exempting such a business entity from compliance with the Open Meeting Law; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law authorizes the Nevada Rural Housing Authority to prepare, carry out and operate housing projects in certain rural areas of this State. (NRS 315.961-315.99874) Existing law authorizes the Authority to create a nonprofit organization for the purpose of developing housing projects. (NRS 315.983) Sections 3 and 10 of this bill additionally authorize the Authority to create a for-profit business entity for that purpose. Section 10 authorizes the Authority or any nonprofit or for-profit business entity created by the Authority to hold an ownership interest in such a business entity and participate in matters of corporate governance for that business entity. Section 4 of this bill authorizes a business entity created by the Authority to: (1) prepare, carry out, operate and otherwise manage housing projects; (2) provide for the construction, reconstruction, improvement, extension, alteration or repair of housing projects; (3) enter into a public-private partnership to finance a housing project; and (4) construct or operate a housing project for profit. Section 12 of this bill makes conforming changes to authorize a business entity created by the Authority to make certain payments in lieu of taxes relating to the development, operation and</p>

			<p>management of housing projects. Sections 13 and 14 of this bill make conforming changes to clarify that a business entity created by the Authority is not subject to: (1) certain restrictions against operating a housing project for profit; and (2) certain restrictions on rates that the Authority may charge for rentals or payments for dwellings in the Authority's housing projects. Sections 4 and 15 of this bill exempt a business entity created by the Authority from the provisions that require that meetings of state and local agencies be open and public. Sections 4, 7 and 11 of this bill also provide that management of a housing project is within the scope of the duties of the Authority or a business entity created by the Authority. Sections 6 and 8 of this bill standardize certain terminology relating to housing authorities. Existing law defines, for the purposes of the authorized activities of the Authority, the term "housing project" to include any work or undertaking to provide decent, safe and sanitary rural dwellings, apartments or other living accommodations for persons of low and moderate income. (NRS 315.969) Section 7 of this bill revises this definition to: (1) allow a housing project to provide accommodations primarily, instead of entirely, for persons of low and moderate income; and (2) authorize a housing project to specifically include affordable housing. Section 2 of this bill defines the term "affordable housing" to include housing for persons or families who make up to 120 percent of the median monthly gross household income for the county in which the housing is located. (NRS 278.0105, 278.01902, 278.01904, 278.01906) Section 9 of this bill revises the definition of "persons of low and moderate income" to mean any person who qualifies for affordable housing. Sections 7 and 9 thereby clarify the persons to whom the Authority is authorized to lease or rent dwelling accommodations. Sections 4, 7 and 9 thereby allow a business entity created by the Authority to rent or lease dwelling accommodations in a housing project to persons with a higher income, as long as the housing project primarily serves persons of low and moderate income. Section 18 of this bill makes a conforming change by removing a requirement that the Authority determine who qualifies as a person of low and moderate income as a result of the change in section 9. Section 5 of this bill makes a conforming change to indicate the proper placement of sections 2-4 in the Nevada Revised Statutes.</p>
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Bill	Title	Final Status	Legislative Counsel Digest
AB 62	AN ACT relating to taxation; revising the qualifications for obtaining the exemption from taxation for certain property used for housing and related facilities for persons with low incomes; revising the qualifications for obtaining the exemption from taxation for certain property used for housing and related facilities for elderly persons or persons with disabilities; making legislative findings; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law exempts from property taxes the portion of real property and tangible personal property that is used for housing and related facilities for persons with low incomes if the portion of property: (1) qualifies as a low-income unit that is part of a qualified low-income housing project; and (2) is funded in part by federal money appropriated under the federal HOME Investment Partnerships Act. (42 U.S.C. §§ 12701 et seq.; NRS 361.082) Section 1 of this bill expands this exemption to include the portion of property which: (1) qualifies as a low-income unit that is part of a qualified low-income housing project that is financed in whole or in part by the federal Low-Income Housing Tax Credit or money from the Account for Affordable Housing; or (2) is financed in part with money from the federal Housing Trust Fund and complies with the affordability requirements for units financed through the Housing Trust Fund. Existing law also exempts from property taxes real property and tangible personal property used exclusively for housing and related facilities for elderly persons or persons with disabilities if the property: (1) was financed by a loan under the federal Housing Act of 1959, as amended; and (2) is owned or operated by a nonprofit corporation. (12 U.S.C. § 1701q; NRS 361.086) Section 2 of this bill provides that the exemption for real property and tangible personal property used exclusively for housing and related facilities for elderly persons or persons with disabilities applies only to the portion of property which is used exclusively for housing and related facilities for very low-income elderly persons or very low-income persons with disabilities, as defined in federal law. (12 U.S.C. § 1701q, 42 U.S.C. § 8013) Section 2 expands the exemption to include the portion of property that was wholly or partially financed by a capital advance issued under the portion of the federal Cranston-Gonzalez National Affordable Housing Act, which authorizes capital advances for supportive housing for very low-income persons with disabilities. (42 U.S.C. § 8013) Section 2 establishes the method for calculating the portion of a property to which this exemption applies. The Nevada Constitution prohibits the Legislature from enacting an exemption from property taxes unless the Legislature makes certain findings regarding the benefits and effects of the exemption. (Nev. Const. Art. 10, § 6) Section 3 of this bill sets forth such findings of the Legislature with respect to the exemptions from property taxes expanded by this bill. Section 4 of this bill provides that the expanded exemptions set forth in sections 1 and 2 apply prospectively only to housing and related facilities approved on or after July 1, 2023, to receive financing under a program described in section 1 or 2.
AB 176	AN ACT relating to housing; prohibiting	Pursuant to Joint Standing Rule No.	Existing law provides that: (1) any provision in a written instrument relating to real property which purports to forbid or

	<p>discrimination in housing and certain other transactions involving real property on the basis of source of income; requiring a person who refuses to rent a dwelling to a prospective tenant to provide to the prospective tenant a written notice that states the reason for the refusal; providing a penalty; and providing other matters properly relating thereto.</p>	<p>14.3.1, no further action allowed.</p>	<p>restrict the conveyance, encumbrance, leasing or mortgaging of such real property to any person of a specified race, color, religion, ancestry, national origin, disability, familial status, sex, sexual orientation, or gender identity or expression is void and unenforceable; (2) any restriction or prohibition as to the use or occupation of real property because of the user's or occupier's race, color, religion, ancestry, national origin, disability, familial status, sex, sexual orientation, or gender identity or expression is void and unenforceable; and (3) any restriction or prohibition which directly or indirectly limits the acquisition, use or occupation of property because of the acquirer's, user's or occupier's race, color, religion, ancestry, national origin, disability, familial status, sex, sexual orientation, or gender identity or expression is void and unenforceable. Existing law also authorizes owners of real property subject to such restrictions or prohibitions that are void and unenforceable to record a form prescribed by the Real Estate Division of the Department of Business and Industry declaring that all such restrictions or prohibitions are removed from the referenced original written instrument.</p> <p>(NRS 111.237, 111.2375) Sections 1 and 2 of this bill add discrimination based upon source of income to such provisions of existing law that make such restrictions or prohibitions relating to real property void and unenforceable. Section 4 of this bill defines "source of income" to mean any lawful, verifiable source of money or housing assistance paid to or on behalf of a renter or buyer including, without limitation: (1) money from any legal occupation or activity; (2) money from any judgment, decree or order from a court of competent jurisdiction, including an order for the payment of child support; (3) money from any contract, agreement, loan or settlement; and (4) money or other benefits from any federal, state or local governmental program or service, including any disability benefits, housing choice voucher or any other subsidy for rent or program for the assistance of rent. Existing law, commonly referred to as the Nevada Fair Housing Law, prohibits discrimination in housing, including selling or renting a dwelling, on the basis of race, religious creed, color, national origin, disability, sexual orientation, gender identity or expression, ancestry, familial status or sex. The Nevada Fair Housing Law also authorizes remedies to enforce the law if a person engages in such discrimination, which includes the authority to file a complaint with the Nevada Equal Rights Commission and to file an action in a district court to obtain an injunction and civil damages. (NRS 118.010-118.120, chapter 233 of NRS) Existing law further makes it a crime to engage in such discrimination as a basis to refuse to rent, lease, sell or otherwise convey property, or to deny a real estate loan or engage in certain other practices relating to such a loan. (NRS 207.300, 207.310) Additionally, existing law: (1) makes it a crime for a real estate broker or salesperson to engage in such discrimination with respect to certain real estate transactions; (2) subjects a real estate broker or salesperson, property manager or owner-developer</p>
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AB 213	<p>AN ACT relating to land use planning; requiring the governing body of a city or county to publish certain information on its Internet website relating to certain applications relating to land use planning; requiring the governing body of certain counties and cities to annually report certain information to the Housing Division of the Department of Business and Industry and the Advisory Committee on Housing; revising</p>	<p>Approved by the Governor.</p>	<p>Existing law requires the governing body of certain cities or counties to include in its master plan a housing element, which includes certain information relating to housing. (NRS 278.150, 278.160) Section 1.6 of this bill requires the governing body of such a city or county to annually report this information to the Housing Division of the Department of Business and Industry and the Advisory Committee on Housing. The Housing Division is required to compile and post such reports on its Internet website. Section 12.5 of this bill requires the governing body of such a city or county to submit the first report required pursuant to section 1.6 on or before July 15, 2024. Existing law: (1) provides that any application submitted to a governing body or its designee that concerns any matter relating to land use planning may not be accepted if the application is incomplete; and (2) sets forth a timeline and process for the governing body or its designee to review an application for completeness. (NRS 278.02327) Section 3 of this bill provides that if the governing body or its designee fails to comply with the timeline and process, the application shall be deemed to be complete. Section 3 also requires the governing body or designee to review and respond to a corrected application within 5 working days and prohibits a governing body or designee from using any preliminary application to circumvent the timeline or process</p>

	<p>provisions relating to the procedures for review of certain applications for land use planning; revising provisions relating to the adoption of measures in certain counties relating to affordable housing; providing that certain deadlines relating to land use planning that apply to counties also apply to cities; requiring counties and cities to enact certain ordinances relating to projects for affordable housing on or before July 1, 2024; making certain legislative declarations; and providing other matters properly relating thereto.</p>		<p>in section 3. Section 1.3 of this bill requires a governing body to publish on its Internet website a list of applications relating to land use planning in areas zoned for residential housing. Existing law provides that if the governing body of a city or county is required to include the housing element in its master plan, the governing body is required to adopt certain measures for maintaining and developing affordable housing. (NRS 278.235) Section 5 of this bill authorizes the governing body to also offer increased residential density for multi-family or multi-story residential development as one such measure. Section 5 also revises contents of the annual report that the governing body is required to submit to the Housing Division of the Department of Business and Industry relating to affordable housing. Existing law requires a subdivider to file copies of a tentative map with the planning commission or its designated representative, or with the clerk of the governing body if there is no planning commission. The tentative map is then distributed to all state and local agencies and persons charged with reviewing the proposed subdivision. If there is no planning commission, the clerk of the governing body is required to submit the tentative map to the governing body at its next meeting. If there is a planning commission, the planning commission shall, after accepting as a complete application a tentative map: (1) in a county whose population is 700,000 or more (currently only Clark County), within 45 days, approve, conditionally approve or disapprove the tentative map; or (2) in a county whose population is less than 700,000 (currently all counties other than Clark County), approve, conditionally approve or disapprove the tentative map. (NRS 278.330) Section 7 of this bill provides that a city within such a county is subject to the same deadlines to approve, conditionally approve or disapprove the tentative map. Existing law provides that the planning commission or governing body, as applicable, shall recommend approval, conditional approval or disapproval of a parcel map: (1) within 45 days after accepting the parcel map as a complete application in a county whose population is 700,000 or more (currently only Clark County); or (2) within 60 days after accepting the parcel map as a complete application in a county whose population is less than 700,000 (currently all counties other than Clark County). (NRS 278.464) Section 9 of this bill provides that a city within such a county is subject to the same deadlines to recommend approval, conditional approval or disapproval of a parcel map. Existing law provides that, under certain circumstances, a governing body or planning commission may waive the requirement for a parcel map and that a request for such a waiver must be acted upon: (1) in a county whose population is 700,000 or more (currently only Clark County) within 45 days; or (2) in a county whose population is less than 700,000 (currently all counties other than Clark County) within 60 days. (NRS 278.464) Section 9 provides that a city within such a county is subject to the same deadlines. Existing law provides that a planning commission or</p>
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			governing body must take final action on a final map: (1) in a county whose population is 700,000 or more (currently only Clark County) within 45 days after accepting the final map as a complete application; or (2) in a county whose population is less than 700,000 (currently all counties other than Clark County) within 60 days after accepting the final map as a complete application. (NRS 278.4725) Section 10 of this bill provides that a city within such a county is subject to the same deadlines. Section 12 of this bill requires, on or before July 1, 2024, the governing body of each county and city to enact: (1) an expedited process for the consideration and approval of projects for affordable housing in the county or city; and (2) incentives for the development of projects for affordable housing in the county or city. Sections 13 and 14 of this bill make certain legislative declarations regarding this bill.
<u>AB 218</u>	AN ACT relating to real property; requiring a landlord or his or her agent to provide a tenant at least one method of paying rent or any other fee or charge that meets certain requirements; authorizing a tenant to bring a civil action against a landlord who has committed certain violations; prohibiting a landlord from charging a tenant a fee to make a payment through an Internet website or online portal that exceeds the amount of any fee charged by the operator of the Internet website or online portal for the use of such service; requiring a written rental agreement to separately identify such a fee under certain circumstances; requiring a landlord or his or her agent to provide, upon	Vetoed by the Governor. Will be returned to the Legislature for further consideration in 2025.	Existing law sets forth certain requirements relating to a written rental agreement. Existing law requires any written agreement for the use and occupancy of a dwelling unit or premises to contain provisions relating to the amount of rent due and the manner and time of its payment. (NRS 118A.200) Section 4 of this bill requires that, in each place where a landlord lists the amount of rent due under a rental agreement and in any reference to the amount of rent due in a written rental agreement, the rent must be set forth as a single figure representing the total amount of periodic rent that includes the amount of any fixed, mandatory fees to be charged to the tenant in addition to the base rent. Section 4 prohibits a landlord from charging a tenant an amount for periodic rent that exceeds the amount of rent due under the written rental agreement, as set forth in the manner required by section 4. Section 3.5 of this bill requires a landlord or his or her agent, upon request, to provide a prospective tenant with a copy of the written rental agreement, if any, to which the prospective tenant would be subject if he or she were to become a tenant. Section 2 of this bill requires a landlord to provide a tenant at least one method to pay rent or any other fee or charge which does not require the tenant to: (1) pay any fee or charge to use the method; or (2) provide information concerning a bank account of the tenant. Section 2 also prohibits a landlord or his or her agent who allows a tenant to pay rent or any other fee or charge through an Internet website or online portal from charging the tenant a fee to make a payment through the Internet website or online portal in an amount that exceeds the amount of any fee charged for the use of the Internet website or online portal by the operator of the Internet website or online portal. Section 2 requires the amount of any fee to be charged to the tenant by the landlord or his or her agent for the use of an Internet website or online portal to make a payment to be separately identified in any written rental agreement. Section 3 of this bill authorizes a tenant who is aggrieved by a violation of the requirements of section 4 concerning the manner in which rent must be listed or referenced in a written rental

	request, a copy of a written rental agreement to a prospective tenant; requiring certain references to the amount of rent due under a rental agreement to be set forth in a certain manner; and providing other matters properly relating thereto.		agreement or the prohibition set forth in section 4 on charging a tenant an amount for periodic rent that exceeds the amount of rent due under a written rental agreement to bring a civil action for such a violation. Section 3 requires a court to award certain relief to a tenant who prevails in such an action.
AB 298	AN ACT relating to real property; requiring, under certain circumstances, a landlord who collects from a prospective tenant any fee to apply to rent a dwelling unit to return such fees; prohibiting a landlord from collecting certain application fees for a minor in the household of a prospective tenant; requiring any written agreement for the use and occupancy of a dwelling unit or premises to contain separate appendices relating to fees and tenant rights; making it unlawful for a landlord or certain other persons to charge a tenant certain fees; temporarily prohibiting a landlord from entering into a rental agreement with certain existing tenants that increases the rent	Vetoed by the Governor. Placed on the Chief Clerk's desk and no further action taken after the Legislature adjourned sine die.	Existing law sets forth certain requirements relating to a written rental agreement for the use and occupancy of a dwelling unit or premises, including, without limitation, that the agreement contain provisions relating to fees which are required and the purposes for which they are required. (NRS 118A.200) Section 2 of this bill: (1) provides that such a rental agreement also include a separate appendix that contains a clear and concise explanation of each fee that may be charged during the term of the rental agreement and the purpose for which the fee may be charged; (2) requires such appendix to state with specificity for each fee that is variable, that the tenant pays the actual cost incurred by the tenant, and, for each fee that is fixed or provided by a third-party vendor, the tenant pays the current amount of the fee; and (3) makes it unlawful for a landlord or other person authorized to enter into a rental agreement on his or her behalf to charge a tenant a fee in an amount or for any purpose that is not set forth in such an appendix. Section 2 further requires such a rental agreement to include a separate appendix that contains a clear and concise explanation of the rights of the tenant pursuant to federal and state law and local ordinances. Section 1 of this bill requires a landlord who collects from a prospective tenant any fee to apply to rent a dwelling unit to refund the fee if the landlord: (1) rents the dwelling unit to a different prospective tenant; and (2) does not conduct the activity for which the fee was collected. Section 1 further prohibits a landlord from collecting an application fee, a fee to obtain a credit report or a fee to obtain a background check for a minor who is a member of the household of the prospective tenant. Section 4 of this bill provides that during the period beginning July 1, 2023, and ending on December 31, 2024, a landlord shall not renew the rental agreement or enter into a new rental agreement for a dwelling unit with the existing tenant that increases the rent payable by the existing tenant for the dwelling unit in an amount that is more than 10 percent of the rent payable by the existing tenant pursuant to the rental agreement that is in effect on June 30, 2023. Section 4 further defines "tenant" to mean a person who is entitled under a rental agreement that exists on June 30, 2023, between the person and the landlord to occupy a

	due from the tenant by more than a certain amount; and providing other matters properly relating thereto.		dwelling unit to the exclusion of others and: (1) is 62 years of age or older; or (2) relies on payments received pursuant to the federal Social Security Act.
<u>AB 310</u>	AN ACT relating to affordable housing; requiring the Housing Division of the Department of Business and Industry to develop and implement a supportive housing grant program; creating the Nevada Supportive Housing Development Fund in the State Treasury; making an appropriation; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law charges the Housing Division of the Department of Business and Industry with certain duties relating to low-income housing and affordable housing, including creating a statewide low-income housing database and administering the Account for Affordable Housing. (NRS 319.143, 319.500) Section 2 of this bill requires the Division to, subject to the availability of funds appropriated for such a purpose, develop and implement a supportive housing grant program. The program must include a process for applying for a grant to: (1) procure and develop supportive housing; (2) train and build the capacity of a supportive housing partnership; (3) fund the operation of a supportive housing partnership; and (4) analyze the progress of supportive housing in this State. Section 2 also requires the Division to: (1) consult with the Nevada Interagency Advisory Council on Homelessness to Housing before approving any application for a grant to procure and develop supportive housing; (2) adopt regulations to carry out the grant program which must include the criteria for eligibility to receive money and procedures for the submission and review of applications; and (3) submit an annual report containing certain information about the grant program to the Chair of the Nevada Interagency Advisory Council on Homelessness to Housing, the Governor and the Director of the Legislative Counsel Bureau. Section 3 of this bill creates the Nevada Supportive Housing Development Fund in the State Treasury and provides that the money in the Fund must be used to carry out the provisions of section 2. Section 4 of this bill makes an appropriation to the Fund to carry out the supportive housing grant program.
<u>AB 340</u>	AN ACT relating to property; revising provisions relating to summary evictions; and providing other matters properly relating thereto.	Vetoed by the Governor. Will be returned to the Legislature for further consideration in 2025.	In general, existing law authorizes a landlord who seeks to recover possession of a premises from a tenant to do so by filing an unlawful detainer action or an action for summary eviction. (NRS 40.253, 40.254, 40.2542, 40.290-40.420) Existing law prescribes separate summary eviction procedures for the summary eviction of: (1) certain tenants who are not tenants of a commercial premises and who default in the payment of rent; (2) certain tenants who are guilty of unlawful detainer for reasons other than a default in the payment of rent; and (3) certain tenants of a commercial premises who default in the payment of rent. (NRS 40.253, 40.254, 40.2542) In general, the summary eviction procedures prescribed by existing law require a landlord to provide certain written notice to a tenant: (1) informing the tenant that he or she must take certain action or surrender the premises on or before a date specified in the notice; and (2) advising the tenant of his or her right to contest the matter by filing an affidavit with the court that has jurisdiction over

			<p>the matter. In so doing, the summary eviction procedures prescribed by existing law require a tenant who contests a summary eviction to file an affidavit in court concerning an action for summary eviction before a landlord is required to make any filing concerning the matter. If such an affidavit is filed, a hearing is held. If no such affidavit is filed, upon noncompliance of a tenant with the written notice, existing law authorizes: (1) the landlord to apply by affidavit of complaint for the summary eviction of the tenant; and (2) the court, without holding a hearing, to order the removal of the tenant within a prescribed period. (NRS 40.253, 40.254, 40.2542) Section 22 of this bill repeals the summary eviction procedures prescribed by existing law for the summary eviction of: (1) certain tenants who are not tenants of a commercial premises and who default in the payment of rent; and (2) certain tenants who are guilty of unlawful detainer for reasons other than a default in the payment of rent. Sections 2-6.5 of this bill reenact, reorganize and revise these procedures. Section 2 of this bill establishes a new procedure for the summary eviction of certain tenants who are not tenants of a commercial premises and who default in the payment of rent. Section 6.5 of this bill establishes a new procedure for the summary eviction of certain tenants who are guilty of unlawful detainer for reasons other than a default in the payment of rent. The new procedures for summary eviction set forth in sections 2 and 6.5 are similar to the procedures repealed by section 22 except with regard to: (1) the required contents of a written notice; (2) certain requirements relating to filings made with the court; and (3) the period of time before the removal of a tenant. Instead of requiring a tenant who contests a summary eviction to file an affidavit in court before the landlord files a complaint, sections 2 and 6.5 require the landlord, upon the expiration of certain notice provided to the tenant, to: (1) apply by affidavit of complaint for the summary eviction of the tenant; and (2) serve the tenant with a file-stamped copy of the affidavit of complaint and a copy of the summons. Sections 2 and 6.5 additionally require the landlord to file with the court proof of service of the affidavit, summons and notice within a prescribed period. Sections 2 and 6.5 require the tenant to file an answer to the affidavit of complaint within 7 calendar days after the date of service. If a tenant files an answer within the prescribed period, a hearing is held. If no such answer is filed, sections 2 and 6.5 authorize the court, without holding a hearing, to order the removal of the tenant within a prescribed period under certain circumstances. Sections 9-20 of this bill make conforming changes relating to the repeal, revision and reorganization of the procedures for summary eviction. Existing law requires a court that grants an action for summary eviction for a default in the payment of rent during the COVID-19 emergency to automatically seal the eviction case court file. (NRS 40.2545) Section 11 of this bill removes requirements relating to the COVID-19 emergency. Section 11 also requires a court to automatically seal the eviction</p>
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			case court file for an action for summary eviction brought pursuant to section 2 or 6.5 under certain circumstances.
<u>AB 362</u>	AN ACT relating to property; requiring the Housing Division of the Department of Business and Industry to annually calculate and publish a cost-of-living increase; establishing certain requirements relating to increases in rent; providing certain remedies for a violation of certain requirements relating to increases in rent; revising provisions relating to notices of increases in rent; and providing other matters properly relating thereto.	Pursuant to Joint Standing Rule No. 14.3.1, no further action allowed.	Existing law establishes the Residential Landlord and Tenant Act, which governs rental agreements for dwelling units. The Act establishes certain obligations for landlords and tenants and provides certain remedies for landlords and tenants for violations of such obligations. (Chapter 118A of NRS) Section 4 of this bill prohibits, with certain exceptions, a landlord from increasing the rent payable by an existing tenant: (1) during the first year of a tenancy; and (2) during any 12-month period by an amount that exceeds the cost-of-living increase published by the Housing Division of the Department of Business and Industry pursuant to section 3 of this bill. Section 4 also prohibits, with certain exceptions, a landlord from charging a prospective tenant: (1) if there was an existing tenant in the dwelling unit, a rent that exceeds the maximum amount the landlord was authorized to charge the existing tenant; and (2) if there was not an existing tenant, a rent that exceeds the amount for which the dwelling unit was advertised. Section 4 exempts certain dwelling units from these requirements. Section 5 of this bill provides that if a landlord violates the requirements of section 4, the tenant may: (1) apply to the court for relief; (2) withhold any rent that becomes due without incurring late fees, charges for notice or any other charge or authorized fee; and (3) recover actual damages and receive an amount equal to 3 months' rent in addition to such actual damages. Under existing law, the tenant is also entitled to certain other remedies if the landlord engages in retaliatory conduct against the tenant for a good faith complaint regarding a violation of section 4. (NRS 118A.510) Section 3 requires the Housing Division to annually determine and publish on the Internet website of the Division the maximum cost-of-living increase for that calendar year, which must be equal to 5 percent plus the increase in the consumer price index for the region where the dwelling unit is located and must not exceed 10 percent. Section 3 also requires the Division to: (1) issue a press release containing the maximum cost-of-living increase for that calendar year; and (2) maintain on its Internet website information relating to each such cost-of-living increase for at least 2 years. Section 2 of this bill defines "cost-of-living increase" to mean the cost-of-living increase published by the Division. Section 6 of this bill makes a conforming change to indicate the proper placement of section 2 in the Nevada Revised Statutes. Existing law prohibits a landlord from increasing the rent payable by a tenant unless the landlord serves the tenant with written notice of the increase: (1) for a periodic tenancy of 1 month or more, 60 days in advance of the first rental payment to be increased; or (2) for a periodic tenancy of less than 1 month, 30 days in advance of the first rental payment to be increased. (NRS 118A.300) Section 7 of this bill instead requires such notice for a periodic tenancy of 1 month or more to be served 90 days in advance of the first rental payment to be increased. Section 7 further requires

			that such notice include: (1) the amount of the increase; (2) the total amount of the new rent; (3) if the increase exceeds the cost-of-living increase, the reason the landlord is exempt from the requirements of section 4; and (4) the date on which the increase becomes effective.
<u>AB 396</u>	AN ACT making appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons; and providing other matters properly relating thereto.	Approved by the Governor.	This Bill does not have a digest.
<u>AB 416</u>	AN ACT relating to taxation; providing an exemption from property taxes for accessory dwelling units rented or leased to tenants receiving certain tenant-based housing assistance; and providing other matters properly relating thereto.	Ended session in Assembly Committee on Ways and Means. No further action taken.	Existing federal law authorizes the Secretary of the United States Department of Housing and Urban Development to provide assistance to public housing agencies for tenant-based assistance through the Housing Choice Voucher Program. (Section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f) Section 1 of this bill provides an exemption from property taxes for an accessory dwelling unit if the accessory dwelling unit: (1) is rented or leased to a tenant receiving assistance under the Housing Choice Voucher Program pursuant to a lease which is for a period of not less than 12 consecutive months; (2) is located on the same parcel as a single-family residence which is the primary residence of the owner of the accessory dwelling unit; and (3) complies with all applicable local zoning laws. Section 1 requires a person claiming the exemption to annually file with the county assessor a verification from the appropriate public housing authority that: (1) the person has entered into a housing assistance payment contract; (2) the tenant is receiving assistance under the Housing Choice Voucher Program; and (3) the accessory dwelling unit meets the relevant federal housing quality standards. Section 1 prohibits the exemption from being granted for more than one accessory dwelling unit per parcel. Section 2 of this bill makes a conforming change to indicate the proper placement of section 1 in the Nevada Revised Statutes.
<u>AB 528</u>	AN ACT relating to homelessness; establishing a program to provide matching funds to certain qualified projects; authorizing the governing body of a city or county to provide an abatement of certain	Approved by the Governor.	This bill creates a program to provide matching funds up to \$100,000,000 to qualified projects that are facilities to provide support services to individuals and families experiencing homelessness or at risk of becoming homeless. Sections 2-8 of this bill define terms related to the program to provide matching funds for qualified projects to provide support services to individuals and families experiencing homelessness or at risk of becoming homeless. Section 9 of this bill authorizes the lead participant of a project to apply to the Office of Economic Development for a certificate of eligibility for matching funds up to \$100,000,000 and

	<p>fees; authorizing the Department of Health and Human Services to create provider codes for certain purposes related to Medicaid billing; creating the Homelessness Support Services Matching Account; making an appropriation; and providing other matters properly relating thereto.</p>		<p>establishes the requirements for a project to be eligible for such matching funds, including, without limitation, the submission by the lead participant of the project of an application which meets certain requirements. Section 10 of this bill additionally requires a project, to be eligible for the matching funds, to be determined by the Office to be a qualified project. Section 10 establishes requirements for a qualified project. Section 11 of this bill establishes requirements with respect to the contribution to the cost of a project which may be made from matching funds, including, without limitation, a requirement for the lead participant to pay the initial \$25,000,000 of the costs for the development and construction of the project and for matching funds to be used to pay the last \$10,000,000 in project costs. Section 11 provides the requirements for the issuance of matching funds. Section 12 of this bill requires the lead participant of a qualified project to furnish certain records to the Office. Section 12 requires the lead participant to repay matching funds under certain circumstances and subjects the state business registration of the lead participant to revocation or suspension for failure to repay matching funds. Section 12 authorizes the Executive Director of the Office to take certain action if a project is materially underperforming. If a project ceases to operate under certain circumstances or files for bankruptcy, section 12 provides for the transfer of the underlying facility to the incorporated city in which the facility is located, or to the county in which the facility is located if the facility is not located in an incorporated city. Section 13 of this bill authorizes the governing body of a city or county in which a qualified project is located to provide an abatement of certain permit and license fees to a participant in such a project. Section 14 of this bill requires the services provided at a qualified project that receives matching funds to be made available to the residents of any participating municipality in the county where the qualified project operates and establishes the requirements to qualify as a participating municipality. Section 15 of this bill requires the financial operating plan for a qualified project to provide for the annual operations, maintenance and ongoing capital needs of the facility and requires the operating costs of a facility within a qualified project to be distributed equitably among the State, participating municipalities and the private sector. Section 15 requires the State to provide funds equal to the amounts provided by any participating municipalities up to \$15,000,000 per year, as adjusted each year. Section 15 authorizes the Department of Health and Human Services to create provider codes to maximize Medicaid billing for the services provided by a qualified project. Section 16 of this bill creates the Homelessness Support Services Matching Account and requires money in the Account to be used only to provide matching funds pursuant to the provisions of this bill. Section 18 of this bill makes an appropriation of \$100,000,000 to the Account.</p>
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<p>SB 40</p>	<p>AN ACT relating to manufactured housing; changing the name of the document issued by the Housing Division of the Department of Business and Industry indicating the ownership of a manufactured home, mobile home, manufactured building or commercial coach or factory-built housing from a "certificate of ownership" to a "certificate of title"; authorizing the Administrator of the Division to issue certain documents in electronic form; revising requirements for certain transactions involving the ownership of a manufactured home, mobile home, manufactured building or commercial coach or factory-built housing; revising eligibility requirements for persons seeking assistance from the Account for Affordable Housing; revising provisions governing local ordinances concerning the placement of certain manufactured homes; and providing other matters properly relating thereto.</p>	<p>Approved by the Governor.</p>	<p>Existing law sets forth various requirements and restrictions relating to a certificate of ownership that is issued by the Housing Division of the Department of Business and Industry for a manufactured home, mobile home, manufactured building or commercial coach or factory-built housing. (NRS 489.501-489.585) Sections 1-4, 6-16 and 18-23 of this bill change the name of such a certificate from a "certificate of ownership" to a "certificate of title." Section 24 of this bill provides that any valid certificate of ownership issued by the Division before July 1, 2023, is deemed to be a certificate of title issued by the Division. Section 2 of this bill authorizes the Administrator of the Division to issue certain documents, including, among others, a certificate of title, in electronic form. Existing law sets forth certain requirements concerning the sale of a new, used or rebuilt manufactured home, mobile home, manufactured building or commercial coach or new, used or rebuilt factory-built housing. (NRS 489.501, 489.511, 489.521) If such a sale is conducted by a dealer, existing law requires the dealer to: (1) complete a dealer's report of sale on a form prescribed by the Division which contains certain required information; and (2) require the buyer to sign an acknowledgement of taxes on a form prescribed by the Division which includes certain information. (NRS 489.501, 489.511) Sections 5 and 6 of this bill eliminate certain requirements concerning the dealer's report of sale and the information that is required to be included on the dealer's report of sale and the acknowledgement of taxes. If the sale of a used or rebuilt manufactured home, mobile home, manufactured building or commercial coach or used or rebuilt factory-built housing is conducted by a person who is not a dealer, existing law requires the seller or buyer, or both, to submit certain documents to the Division and the county assessor of the county in which the manufactured home, mobile home, manufactured building, commercial coach or factory-built housing is located. (NRS 489.521) Section 7 of this bill eliminates that requirement and instead requires the seller or buyer, or both, to submit to the Division and the county assessor any information that the Administrator requires by regulation. Existing law prohibits the Division from issuing a certificate of ownership of a used manufactured home or used mobile home unless the county assessor of the county in which the manufactured home or mobile home was situated at the time of sale has endorsed on the certificate that certain taxes have been paid. (NRS 489.531) Section 8 of this bill revises that prohibition to authorize the Division to issue a certificate of title of a used manufactured home or used mobile home if the county assessor verifies to the Division, on a form prescribed by the Division, that certain taxes have been paid. With certain exceptions, existing law prohibits any money concerning the sale or exchange of an interest in a manufactured home, mobile home, manufactured building or commercial coach or factory-built housing which is held by a dealer from being distributed until, among other things, an application for a certificate of ownership or</p>
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			<p>certificate of title has been submitted to the Division and certain documents have been executed. (NRS 489.723) Section 15 of this bill requires that application to be submitted and those documents to be executed in a form prescribed by the Division. Section 26 of this bill eliminates certain requirements concerning the transfer of the title to or the interest of an owner in a manufactured home, mobile home or commercial coach. Existing law creates the Account for Low-Income Housing, which is administered by the Division, and establishes the purposes for which the Account is required to be used. (NRS 118B.215, 319.500, 319.510) One such required use is to assist eligible persons by supplementing their monthly rent for the manufactured home lot on which their manufactured home is located. Under existing law, to be eligible for assistance from the Account, a person is required to have, among other things, a monthly household income that is at or below certain specified amounts. (NRS 118B.215) Section 18 of this bill revises those eligibility requirements to instead require that, to be eligible for assistance from the Account, a person must have a monthly household income that is at or below: (1) the federally designated level signifying poverty or thirty percent of the median family income, as prescribed by the HOME Investment Partnerships Act, adjusted for household size, which the United States Department of Housing and Urban Development has established for the area of the State in which the manufactured home is located, whichever is greater; or (2) a maximum monthly household income that the Administrator has established by regulation. (42 U.S.C. §§ 12701 et seq.) Existing law requires a governing body of a city or county to adopt standards for the placement of a manufactured home that will not be affixed to a lot within a mobile home park and prescribes certain criteria for such a manufactured home that must be incorporated into such standards. (NRS 278.02095) Section 19 of this bill revises these criteria to provide that such a manufactured home must consist of one or more sections and consist of at least 400 square feet of living area, except under certain circumstances.</p>
SB 68	<p>AN ACT relating to housing; creating the Critical Needs Fund; authorizing money in the Fund to be used for certain purposes relating to very low income housing, supportive housing and supportive services; requiring the distribution of a certain portion of the real property transfer tax to the</p>	<p>Ended session in Senate Committee on Finance. No further action taken.</p>	<p>Existing law imposes a tax on certain transfers of real property. The tax includes, without limitation, a tax, at the rate of \$1.30 on each \$500 of value or fraction thereof of the transferred property. After a portion of this tax is withheld by the county recorder of each county as reimbursement for the cost of collecting the tax, the proceeds of the tax are transmitted to the State Controller for deposit in the State General Fund. (NRS 375.023) Section 21.5 of this bill requires a portion of this tax equal to 15 cents on each \$500 of value of the transfer property to be transmitted to the Critical Needs Fund created by section 14 of this bill. Section 14: (1) requires the Housing Division of the Department of Business and Industry to administer the Fund; and (2) requires the money in the Fund to be used to provide certain assistance for very low income housing, supportive housing and supportive services. Section 14 also authorizes the</p>

	Fund; and providing other matters properly relating thereto.		<p>Division to apply for and accept gifts, bequests, grants, donations and other sources of money for credit to the Fund. Sections 3-13 of this bill define certain terms related to the use of money in the Fund. Existing law divides this State into five behavioral health regions and creates a regional behavioral health policy board for each region. (NRS 433.428, 433.429) Existing law requires each policy board to advise certain agencies, including the Department of Health and Human Services, concerning priorities for allocating money to support and develop behavioral health services in each region. (NRS 433.4295) Section 15 of this bill requires the Division to annually allocate money in the Fund to be used in each behavioral health region and prescribes the manner in which the Division is required to calculate such allocations. From the money allocated for use in a behavioral health region, sections 15 and 23 of this bill require the policy board created for the region, or the Division if the policy board fails to act, to determine an amount to be used for: (1) rental or other assistance or home repair assistance to assist eligible individuals to obtain or retain very low income housing; and (2) supportive housing and supportive services. Section 16 of this bill requires the Division to distribute the money allocated by each policy board to rental and other assistance and home repair assistance for very low income housing to the housing authorities whose area of operation includes any part of the behavioral health region. Section 16 requires each housing authority to distribute that money to provide rental and other assistance and home repair assistance for very low income housing in the applicable behavioral health region, prioritizing households with the lowest income and households which are in supportive housing. Section 18 of this bill requires the Division to distribute the money allocated by each policy board to supportive housing projects and supportive services to itself for the purpose of awarding grants to provide: (1) rental assistance to supportive housing projects within the applicable behavioral health region; and (2) funding for the acquisition and rehabilitation of properties suitable for conversion to supportive housing within the applicable behavioral health region. Section 18 requires the Division to adopt regulations prescribing the process for awarding those grants. Section 20 of this bill prescribes certain conditions applicable to the grants.</p>
SB 78	AN ACT relating to property; establishing and revising various definitions relating to property; establishing provisions relating to fees charged by landlords to prospective tenants;	Vetoed by the Governor. Will be returned to the Legislature for further consideration in 2025.	<p>Existing law requires a landlord and a tenant to perform certain obligations with respect to a lease of real property. (NRS 118A.240-118A.300) As part of a lease of real property, a landlord may require a tenant to pay a security deposit, defined as a payment, deposit, fee or charge used by the landlord to: (1) remedy a default in the payment of rent by the tenant; (2) repair damage to the premises other than normal wear; and (3) clean the dwelling unit. (NRS 118A.240, 118A.242) Section 5 of this bill defines the term "security deposit" to mean a deposit made in cash or by any other acceptable manner to a landlord for any of the following</p>

<p>prohibiting landlords from transferring, selling, assigning or reporting to certain agencies information concerning amounts owed by tenants to landlords; establishing provisions relating to circumstances under which a landlord changes his or her agent, broker or property management company; requiring a rental agreement to include separate appendices that contain certain information; making it unlawful for a landlord or certain other persons to charge a tenant certain fees; making various changes relating to fees, fines, deposits and costs paid by tenants; requiring rental agreements to include a grace period for the late payment of rent; requiring a tenant to be served with advance notice of increases in certain fees, fines and costs; revising provisions relating to agents of attorneys who serve certain notices relating to evictions; revising provisions relating to representation in small claim actions; and providing other</p>		<p>purposes: (1) remedying any default of the tenant in the payment of periodic rent, including, without limitation, the cost of any fee for the late payment of rent; (2) repairing damage to the premises caused by the tenant other than normal wear; and (3) cleaning the unit. Section 28 of this bill repeals the existing definition of "security deposit." Existing law requires a landlord to return a security deposit, or any remaining portion thereof, within 30 days after the termination of the tenancy and makes the landlord liable for certain amounts for failing to return the security deposit within this period. (NRS 118A.242) Section 15 of this bill: (1) requires a landlord to deliver an itemized, written accounting of the disposition of the security deposit or surety bond, or a combination thereof in certain circumstances; (2) prescribes how delivery of the itemized, written accounting must be effectuated by the landlord; and</p> <p>(3) makes the landlord liable for certain amounts for failing to deliver the itemized, written accounting. Section 15 also provides that in any action relating to an amount claimed of a security deposit for repairing damage to the premises caused by the tenant, the landlord has the burden of proving: (1) that the damage to the premises occurred during the tenancy; and (2) the actual costs of repair. Existing law defines "normal wear" as deterioration which occurs without negligence, carelessness or abuse of the premises, equipment or chattels by the tenant, a member of the household of the tenant or another person on the premises with the consent of the tenant. (NRS 118A.110) Section 11 of this bill revises the definition of "normal wear" to mean expected deterioration which occurs during the course of a tenancy from the normal use of the premises by such persons. Existing law requires written rental agreements to contain certain provisions, including, without limitation, provisions concerning: (1) the amount of rent and the manner and time of its payment; and (2) fees which are required and the purposes for which they are required. (NRS 118A.200) Existing law authorizes a landlord to charge a reasonable fee for the late payment of rent. (NRS 118A.210) Section 12 of this bill requires such rental agreements to include a grace period for the late payment of rent. Section 13 of this bill prohibits a landlord from charging the fee for the late payment of rent until the expiration of the grace period set forth in the rental agreement. Section 4 of this bill defines the term "grace period" for such purposes. Section 12 also: (1) requires a written rental agreement to include a separate appendix that contains an explanation of each fee that may be charged during the term of the rental agreement and the purpose for which the fee may be charged; and (2) makes it unlawful for a landlord or other person authorized to enter into a rental agreement on his or her behalf to charge a tenant a fee in an amount or for any purpose that is not set forth in the appendix. Finally, section 12 requires a written rental agreement to also include a separate appendix that contains an explanation of the rights of the tenant pursuant to federal and state law and local ordinances. Existing law places</p>
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	<p>matters properly relating thereto.</p>	<p>certain prohibitions on rental agreements. (NRS 118A.220) Section 14 of this bill prohibits rental agreements from requiring tenants to pay any fee, fine or cost except those which are: (1) authorized by statute; or (2) actual and reasonable. Sections 12, 19-21 and 24 of this bill make conforming changes relating to the limitations on fees, fines and costs. Section 7 of this bill authorizes a landlord to charge a fee for the eviction of a tenant. Section 6 of this bill requires a landlord who collects from a prospective tenant any fee to apply to rent a dwelling unit to refund the fee if the landlord: (1) rents the dwelling unit to a different prospective tenant; and (2) does not conduct the activity for which the fee was collected. Section 6 further prohibits a landlord from collecting an application fee, a fee to obtain a credit report or a fee to obtain a background check for a minor who is a member of the household of the prospective tenant. Section 8 of this bill prohibits a landlord from transferring, selling, assigning or reporting to certain agencies any amount owed by the tenant, unless the landlord first delivers to the tenant an itemized, written accounting of all outstanding amounts owed by the tenant. Section 8.5 of this bill requires any action for the enforcement of any provision of a rental agreement to be brought: (1) not later than 2 years after the termination of the tenancy; and (2) as a small claims action, if certain jurisdictional limits apply to the amount owed by the tenant. Section 9 of this bill provides that if a landlord changes his or her agent, broker or property management company, the landlord or the new agent, broker or company is required to send certain information to the tenant within 10 business days after the change. Existing law prohibits a landlord from increasing the rent of a tenant unless the tenant is served with advance notice of the increase. (NRS 118A.300) Section 18 of this bill similarly prohibits a landlord from increasing certain fees, fines and costs charged to the tenant unless the tenant is served with advance notice of the increase. Existing law provides that if a tenant's failure to perform basic obligations can be remedied by cleaning and the tenant fails to comply with a request to remedy such failure in a timely manner, the landlord may enter the dwelling unit, cause the work to be done and bill the tenant. (NRS 118A.440) Section 22 of this bill deletes this provision of existing law. Existing law requires a tenant to be served with certain notices relating to evictions. Existing law also provides that certain notices may be served by an agent of an attorney who is licensed in this State if: (1) the attorney has been retained by the landlord in certain actions; and (2) the agent is acting at the direction and under the direct supervision of the attorney. (NRS 40.280) In addition to the existing requirements concerning such agents, section 25 of this bill prohibits the agent from being employed as a property manager in this State. Existing law authorizes a nongovernmental legal or commercial entity to be represented by its director, officer or employee in an action in small claims court. (NRS 73.012) Similarly, section 26 of this bill authorizes a landlord to be</p>
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			<p>represented by his or her agent in a small claims action. Section 26.5 of this bill provides that the amendatory provisions of this bill do not apply to a tenant of a dwelling unit that is a manufactured home, or on the premises of a manufactured home lot or a manufactured home park. Finally, section 27 of this bill provides that a rental agreement entered into before the effective date of this bill is binding upon the parties and may be enforced on or after that date, regardless of whether the provisions of the rental agreement conflict with the amendatory provisions of this bill.</p>
SB 275	<p>AN ACT relating to manufactured home parks; requiring the Housing Division of the Department of Business and Industry to calculate annually and publish a maximum annual rent increase percentage in manufactured home parks; authorizing certain persons to apply for an exemption to certain requirements relating to increases in rent; revising certain requirements related to increases in rent for certain tenancies in manufactured home parks; and providing other matters properly relating thereto.</p>	<p>Vetoed by the Governor. Will be returned to the Legislature for further consideration in 2025.</p>	<p>Existing law establishes certain requirements relating to manufactured home parks. (Chapter 118B of NRS) Existing law prohibits a landlord or his or her agent or employee from increasing rent or additional charges unless the increased rent is the same rent charged for manufactured homes of the same size or lots of the same size or of a similar location within the park, except that a discount may be given to certain persons. (NRS 118B.150) Section 6 of this bill prohibits a landlord or his or her agent or employee from increasing rent for a tenancy that is from month to month and not a long-term lease unless the amount of the increase does not exceed the maximum annual rent increase percentage calculated by the Housing Division of the Department of Business and Industry, plus the amount of pass-through expenses actually incurred by the landlord of the manufactured home park. Section 4 of this bill: (1) authorizes a landlord or his or her agent or employee to apply to the Division for an exemption from this limit on the maximum annual rent increase if the operating costs of the manufactured home park exceed the amount the park would earn with the increase in rent; (2) requires an application for an exemption to include any proof necessary to justify an exemption and a report that demonstrates the need for an exemption prepared by a certified public accountant; and (3) requires the Division to adopt regulations to establish the application process. Section 3 of this bill requires the Division to calculate annually and publish on an Internet website maintained by the Division the maximum annual rent increase percentage. Section 3 also requires the Division to: (1) issue a press release containing the maximum annual rent increase percentage for that fiscal year; and (2) maintain on the Internet website for at least 2 years information relating to each maximum annual rent increase percentage. Section 2 of this bill defines "maximum annual rent increase percentage" to mean the maximum annual rent increase percentage calculated by the Division pursuant to section 3. Section 5 of this bill makes a conforming change to indicate the proper placement of section 2 in the Nevada Revised Statutes.</p>
SB 318	<p>AN ACT relating to indigent persons; authorizing the governing body of an incorporated city</p>	<p>Pursuant to Joint Standing Rule No. 14.3.2, no further action allowed.</p>	<p>Existing law provides for the imposition of certain surcharges and taxes by a county or city. (Chapter 268 of NRS) This bill authorizes the governing body of an incorporated city to impose an annual surcharge on users of the sanitary sewer system of an incorporated city in an amount not to exceed</p>

	to impose an annual surcharge on users of the sanitary sewer system of an incorporated city to provide funding for services and affordable housing for persons who are homeless or indigent in the incorporated city; and providing other matters properly relating thereto.		\$25 multiplied by the equivalent residential unit calculated for the user by the incorporated city. This bill requires the incorporated city to account for the proceeds of the surcharge and use those proceeds to provide services or affordable housing for persons who are homeless or indigent within the incorporated city. This bill also defines "equivalent residential unit" to mean the average amount of wastewater discharged by a class of users of the city's sanitary sewer system divided by the average amount of wastewater discharged by a single-family dwelling.
SB 335	AN ACT relating to property; authorizing tenants subject to certain actions for summary eviction to request that the court stay the action until a decision concerning an application for rental assistance is made and establishing procedures relating thereto; requiring a landlord to accept payment of rent from a tenant and rental assistance on behalf of a tenant under certain circumstances; authorizing a justice court to establish a diversion program for certain tenants subject to an action for summary eviction; and providing other matters properly relating thereto.	Vetoed by the Governor. Will be returned to the Legislature for further consideration in 2025.	In general, existing law provides for a summary eviction procedure when a tenant defaults in the payment of rent. (NRS 40.253) Section 9 of this bill authorizes a tenant who has been served with a notice to pay rent or surrender the premises to request that the court stay an action for summary eviction based on a default in the payment of rent until a decision concerning an application for rental assistance is made. Section 9 establishes the procedure for a tenant to request such a stay and criteria for the issuance of a stay. If the court issues such a stay, section 9: (1) authorizes a landlord to file a motion to lift the stay under certain circumstances; and (2) requires that the stay expire not later than 60 days after it is issued. If an application for rental assistance is granted in an amount that will allow the tenant in an action that has been stayed to cure the default, section 9 requires the landlord to accept payment of rent from the tenant and rental assistance on behalf of the tenant. If the application for rental assistance is denied or granted in an amount that will not allow the tenant in an action that has been stayed to cure the default, section 9 requires the court to proceed with the action for summary eviction in accordance with the requirements prescribed by existing law. Section 21.2 of this bill makes a conforming change relating to the submission of an affidavit pursuant to section 9. Section 9.1 of this bill creates a similar process that becomes effective if and only if Assembly Bill No. 340 of this session is enacted by the Legislature and approved by the Governor. In general, existing law provides for a summary eviction procedure when a tenant neglects or fails to perform a condition or covenant of a lease or agreement. (NRS 40.254) Section 9.7 of this bill requires a court to dismiss an action for summary eviction based on neglect or failure to perform a condition or covenant of a lease or agreement if the court finds that the affidavit of complaint for summary eviction was filed by the landlord in bad faith or as a pretext for evicting a tenant who is in default in the payment of rent. Section 21.4 of this bill creates a similar requirement that becomes effective if and only if Assembly Bill No. 340 of this session is not enacted by the Legislature and approved by the

			Governor. Section 9.5 of this bill authorizes a justice court to establish a diversion program to which it may assign an eligible tenant subject to an action for summary eviction. Section 9.5 sets forth factors the court may consider in determining whether a tenant is eligible for assignment to such a diversion program. If the court assigns a tenant to such a diversion program, section 9.5 requires the court to: (1) stay the pending action for summary eviction for not more than 60 days; and (2) if the tenant pays the landlord the rent that is in default or surrenders the premises before the expiration of the stay, dismiss the action.
<u>SB 363</u>	AN ACT relating to affordable housing; authorizing the Housing Division of the Department of Business and Industry to prioritize funding for projects related to affordable housing that give preference to certain persons; and providing other matters properly relating thereto.	Approved by the Governor.	Existing law creates the Account for Affordable Housing in the State General Fund and prescribes the distribution and use of money in the Account. (NRS 319.500, 319.510) Existing law also authorizes the Housing Division of the Department of Business and Industry to distribute a certain portion of money in the Account to public or private nonprofit charitable organizations for projects that meet certain criteria. (NRS 319.510) This bill authorizes the Division to give priority to projects that provide a preference for: (1) women who are veterans; (2) women who were previously incarcerated; (3) survivors of domestic violence; (4) elderly women who do not have stable or adequate living arrangements; and (5) unmarried persons with primary physical custody of a child.
<u>SB 371</u>	AN ACT relating to local governments; authorizing a board of county commissioners and the governing body of an incorporated city to, with certain exceptions, enact an ordinance or measure relating to affordable housing; and providing other matters properly relating thereto.	Vetoed by the Governor. Will be returned to the Legislature for further consideration in 2025.	Existing law authorizes a board of county commissioners or a governing body of an incorporated city, with certain exceptions, to exercise all powers necessary or proper to address matters of local concern for the effective operation of county or city government, as applicable, whether or not the powers are expressly granted to the board or governing body. (NRS 244.146, 268.0035) This bill authorizes a board of county commissioners and a governing body of an incorporated city, except as expressly prohibited by statute, to enact any ordinance or measure relating to affordable housing.
<u>SB 381</u>	AN ACT relating to property; prohibiting a landlord, with certain exceptions, from requiring a tenant to pay any fee or other charge for the performance of certain repairs, maintenance tasks or other work for	Approved by the Governor.	Existing law requires a landlord to maintain a dwelling unit in a habitable condition at all times during the tenancy of that dwelling unit. (NRS 118A.290) This bill prohibits a landlord from requiring a tenant to pay any fee or other charge for the performance of any repairs, maintenance tasks or other work for which the landlord has a duty to perform to maintain the habitability of the dwelling unit. This bill provides an exception from that prohibition for any fee or other charge for the performance of any repairs, maintenance tasks or other work necessary for a condition caused by a deliberate or negligent act or omission by the tenant, a member of the tenant's

	which the landlord has a duty to perform to maintain the habitability of a dwelling unit; and providing other matters properly relating thereto.		household or a person who has the consent of the tenant to be on the premises.
SB 426	AN ACT relating to property; requiring the Housing Division of the Department of Business and Industry to annually calculate and publish a cost-of-living increase; establishing certain requirements relating to increases in rent; authorizing a landlord to apply for an exemption to certain requirements relating to increases in rent; providing certain remedies for a violation of certain requirements relating to increases in rent; prohibiting a landlord from taking certain retaliatory actions against a tenant; revising provisions relating to notices of increases in rent; and providing other matters properly relating thereto.	Ended session in Senate Committee on Finance. No further action taken.	Existing law establishes the Residential Landlord and Tenant Act, which governs rental agreements for dwelling units. The Act establishes certain obligations for landlords and tenants and provides certain remedies for landlords and tenants for violations of such obligations. (Chapter 118A of NRS) Section 4 of this bill prohibits, with certain exceptions, a landlord from increasing the rent payable by an existing tenant during: (1) the first year of a tenancy; and (2) any 12-month period by an amount that exceeds the cost-of-living increase published by the Housing Division of the Department of Business and Industry pursuant to section 3 of this bill. Section 4 also prohibits, with certain exceptions, a landlord from charging a prospective tenant: (1) if there was an existing tenant in the dwelling unit, a rent that exceeds the maximum amount the landlord was authorized to charge the existing tenant; and (2) if there was not an existing tenant, a rent that exceeds the amount for which the dwelling unit was advertised. Section 4 exempts certain dwelling units from these requirements. Section 5 of this bill authorizes a landlord to apply to the Housing Division for an exemption from the cost-of-living increase in order for the landlord to obtain a fair and reasonable rate of return on his or her property if: (1) an additional occupant is residing in the dwelling unit; (2) the landlord makes capital improvements to a dwelling unit that primarily benefit the tenant; (3) the landlord changes the amount and quality of housing services attributable to the dwelling unit and included in the rental agreement; (4) the amount of property taxes owed by the landlord decreases or increases; (5) a landlord or tenant makes uninsured repairs; or (6) any other increase necessary to provide the landlord with a just and reasonable return pursuant to the United States Constitution. Section 5 further: (1) requires the landlord to provide the tenant with a written notice if the landlord applies to the Division for an exemption from the cost-of-living increase; (2) authorizes the tenant to present evidence to support or oppose the application of the landlord; and (3) requires the Division to adopt regulations to carry out the provisions of section 5. Section 6 of this bill provides that if a landlord violates the requirements of section 4, the tenant may: (1) apply to the court for relief; (2) withhold any rent that becomes due without incurring late fees, charges for notice or any other charge or authorized fee; and (3) recover actual damages and receive an amount equal to 3 months' rent in addition to such actual damages. Under existing law, the tenant is also entitled to certain other remedies if the landlord engages in retaliatory conduct against the tenant for a good

			<p>faith complaint regarding a violation of section 4. (NRS 118A.510) Existing law prohibits a landlord from taking certain retaliatory actions against a tenant. (NRS 118A.510) Section 6.5 of this bill prohibits a landlord from retaliating against a tenant by: (1) threatening to bring or bringing an action to recover possession of the dwelling unit; (2) causing the tenant to quit the dwelling unit involuntarily; (3) serving the tenant with notice to quit the dwelling unit; (4) serving the tenant with notice of a termination of the tenancy; (5) decreasing any housing services; or (6) increasing rent. Section 6.5 further: (1) provides a rebuttable presumption that a landlord acted in retaliation under certain circumstances;</p> <p>(2) authorizes a tenant to use evidence that a landlord acted in retaliation as a defense; and (3) authorizes a tenant to bring a claim against a landlord for retaliation. Section 3 requires the Housing Division to annually determine and publish on the Internet website of the Division the maximum cost-of-living increase for that calendar year, which must be equal to the increase in the Consumer Price Index for the region where the dwelling unit is located and which must not exceed 5 percent. Section 3 also requires the Division to: (1) issue a press release containing the maximum cost-of-living increase for that calendar year; and (2) maintain on its Internet website information relating to each such cost-of-living increase for at least 2 years. Sections 2 to 2.9 of this bill define terms related to increases in rent. Existing law prohibits a landlord from increasing the rent payable by a tenant unless the landlord serves the tenant with written notice of the increase: (1) for a periodic tenancy of 1 month or more, 60 days in advance of the first rental payment to be increased; or (2) for a periodic tenancy of less than 1 month, 30 days in advance of the first rental payment to be increased. (NRS 118A.300) Section 8 of this bill instead requires such notice for a periodic tenancy of 1 month or more to be served 90 days in advance of the first rental payment to be increased. Section 8 further requires that such notice include: (1) the amount of the increase; (2) the total amount of the new rent; (3) if the increase exceeds the cost-of-living increase, the reason the landlord is exempt from the requirements of section 4; and (4) the date on which the increase becomes effective.</p>
<u>SB 450</u>	AN ACT relating to housing; establishing a program for the relocation of persons residing in single-family residences in the Windsor Park neighborhood of the City of North Las Vegas; making an appropriation;	Approved by the Governor.	<p>This bill enacts the Windsor Park Environmental Justice Act, which establishes a program for the relocation of persons residing in the Windsor Park neighborhood of the City of North Las Vegas whose residences have been damaged by the sinking of the ground beneath the residences. Section 2 of this bill sets forth a legislative declaration that is necessary to enact a law of local and special application to provide the residents of Windsor Park a solution to the unique problems of the neighborhood. Sections 3-8 of this bill define relevant terms for the Act. Section 8 defines the area that constitutes the Windsor Park neighborhood. Section 9 of this bill requires the Housing Division of the Department of Business and Industry to establish and administer a program by which the</p>

	<p>requiring quarterly reports to the Interim Finance Committee; and providing other matters properly relating thereto.</p>		<p>owner of a single-family residence in the Windsor Park neighborhood who owns the residence on July 1, 2023, may exchange the residence in the Windsor Park neighborhood for a new residence constructed in accordance with provisions of section 9. Under section 9, the Housing Division is required to select a governmental entity, a nonprofit corporation or any other entity engaged in the development of affordable housing to develop single-family residences on vacant land adjacent to the Windsor Park neighborhood. The entity selected by the Housing Division is required to contract with qualified professionals for a study of vacant land adjacent to the Windsor Park neighborhood that could be acquired to determine whether such land will subside, acquire vacant land adjacent to the Windsor Park neighborhood if the study finds such land will not subside and enter into contracts for the development and construction of single-family residences on that land. The contracts for such development and construction must include a preference for businesses owned by a person who resides or formerly resided in the Windsor Park neighborhood. Section 9 further requires the entity selected by the Housing Division, the City of North Las Vegas and the Housing Division to enter into an agreement for the financing of the acquisition of land and the development and construction of the residences. Upon the issuance of certificates of occupancy for these residences, section 9 authorizes the owner of a single-family residence in the Windsor Park neighborhood who owns such a residence on July 1, 2023, to exchange that residence for a residence with at least an equal amount of square footage that is constructed pursuant to this bill. Finally, section 9: (1) authorizes the exchange of a residence encumbered by a mortgage or deed of trust if the mortgage or deed of trust is paid off and requires the Housing Division to provide assistance in arranging for financing to pay off such a mortgage or deed of trust; and (2) requires a lease of an exchanged residence to transfer to the acquired residence. Section 9.3 of this bill requires the Housing Division to establish a program to pay: (1) moving expenses for persons who move from the Windsor Park neighborhood to a single-family residence acquired pursuant to section 9; (2) restitution for certain residents of the Windsor Park neighborhood; and (3) the cost of rehabilitating certain single-family residences. Section 9.7 of this bill makes it unlawful, with certain exceptions, to sell or list for sale a residence in the Windsor Park neighborhood. Section 10.5 of this bill requires the Chief of the Budget Division of the Office of Finance in the Office of the Governor to disburse \$25,000,000 from the money received from the Coronavirus State and Local Fiscal Recovery Funds by the State of Nevada to the Housing Division for the purposes set forth in this bill. Section 11 of this bill appropriates \$12,000,000 from the State General Fund to the Housing Division for the purposes set forth in this bill, and section 11.5 of this bill requires the State Treasurer to withhold certain monthly tax distributions from the City of</p>
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			<p>North Las Vegas until such withheld amounts equal \$12,000,000. Section 11.7 of this bill requires the Housing Division to submit a quarterly report to the Interim Finance Committee concerning the progress of the Housing Division in carrying out the provisions of this bill.</p>
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Address: Guinn Center
University of Nevada, Reno
1664 N. Virginia St.
Reno, NV 89557



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info@guinncenter.org



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