JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
DIVISION OF MORTGAGE LENDING
3300 West Sahara Avenue Suite 285
Las Vegas, Nevada 89102
(702) 486-0782 Fax (702) 486-0785
https://mld.nv.gov

DR. KRISTOPHER SANCHEZ
Director

CATHY SHEEHY
Commissioner

NOTICE OF INTENT TO ACT UPON A REGULATION
NOTICE OF HEARING FOR THE ADOPTION AND AMENDMENT OF REGULATIONS OF THE DIVISION OF MORTGAGE LENDING

LCB FILE No. R190-24

August 15, 2025

The Commissioner of the State of Nevada, Division of Mortgage Lending (the "Division") will hold a public hearing **at 9:00 a.m. on October 2, 2025,** to receive comments from all interested persons regarding the adoption of regulations that pertain to chapter 645B of the Nevada Administrative Codes ("NAC") and Nevada Revised Statutes ("NRS"). The public may attend this hearing in person or remotely as set forth below:

Attending the Meeting in Person:
Nevada State Business Center
3300 W. Sahara Avenue
4th Floor, Suite #430 (Tahoe Room)
Las Vegas, Nevada 89102

Joining the Meeting on Teams:
Meeting ID: 239 433 662 195
Password: 4JY6Go9Z

Joining the Meeting by Phone:
Dial: 1-775-321-6111
Phone conference ID: 787 539 095#

The following information is provided pursuant to the requirements of NRS 233B.0603:

1. **Purpose and need of the proposed regulation.**

   This public hearing concerns the Division's proposed regulations regarding working at remote locations. Senate Bill 355 ("SB 355") passed during the 2023 Nevada Legislature, amending NRS Chapter 645B to include NRS 645B.058, which permits a mortgage company to authorize work at a remote location, sets forth certain requirements for any such remote work, and requires the Commissioner to "adopt regulations governing the conducting of the business of a mortgage company at a remote location." The proposed regulations were drafted to comply with this requirement. The Division proposes to amend NAC 645B to accommodate the changes in Nevada law and ensure the Division's regulations are written clearly and concisely, are not duplicative or unnecessary, and will protect the health and welfare of Nevada without unnecessarily burdening business activity. Specifically, the proposed regulations provide provisions that apply to mortgage companies and mortgage loan originators regarding work from a remote location.[1]

2. **Obtaining the text of proposed regulations prepared by the Legislative Counsel Bureau.**

   A copy of the revised proposed regulations for adoption, LCB File No. R190-24, is attached.

   Access to text of the revised proposed regulations prepared by the Legislative Counsel Bureau pursuant to NRS 233B.063, may be obtained by visiting the website of the Nevada Legislature at https://www.leg.state.nv.us, hovering over the term "Law Library," hovering over the term "Nevada Register." Clicking upon the term "Browse," and then clicking upon the term "Numerical Index" appearing under the Category "2024 Regulations." Access may then be obtained by simply scrolling down the list of LCB File Numbers to seek "R190-24" and then specifically clicking upon the designation "R190-24P." Alternatively, the language can be found by performing a "search" function specifying "R190-24P" and then clicking upon the reference to R190-24P as specified.

3. **Estimated economic effects on the regulated business and the public.**

   The Division does not foresee any economic effects of the proposed regulations (whether immediate or long term) to the business of a mortgage company or mortgage loan originator or to the public.

   The Division reviewed and considered eleven email responses received from the solicitation of the proposed regulations. See the Small Business Impact Statement for the concerns received and how the Division responded to these concerns.[2]

   To date, the Division has not received any other written or oral comments that would indicate that the regulations will have any economic effect, either adverse or beneficial, upon such businesses.

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[1] See LCB File No. R119-19, as adopted by the Division, revising certain provisions that apply to mortgage brokers to apply instead to mortgage companies and revising the terms that identify mortgage agents, mortgage bankers, and mortgage brokers. These regulations are available at https://mld.nv.gov/uploadedFiles/mldnvgov/content/Industry/ApprovedAmendmentstoNAC645B_ADA.pdf.

[2] The Small Business Impact Statement is available at https://mld.nv.gov/uploadedFiles/mldnvgov/content/About/Meetings/2024/SmallBusinessImpactStatement_Redacted_ADA.pdf.

4. Methodology used to determine the impact of the proposed regulation upon a small business.

On April 26, 2024, the Division posted its proposed regulations on its website and made email notification to its licensees (a total of approximately 9,257 recipients), requesting comments and input concerning whether its regulatory proposals were likely to impose a direct and significant economic burden upon a small business subject to NAC 645B and NRS 645B. The Division received a total of eleven written responses by May 28, 2024. See the Small Business Impact Statement for the concerns received and how the Division responded to these concerns.

The Division repeated its request for public comments in this same manner on May 31, 2024, when it issued its Notice of Public Workshop & Agenda concerning the proposed regulatory changes to NAC 645B and NRS 645B on its website and made email notification to its licensees (a total of approximately 9,383 recipients). As issued on May 31, 2024, these materials were also posted to the Nevada Public Notice Website at https://notice.nv.gov and the Nevada Legislature's web page for administrative regulation notices at https://www.leg.state.nv.us/App/Notice/A/, as well as at the following Nevada office locations: The Division's office in Las Vegas, the Nevada State Business Center in Las Vegas, the Department of Business & Industry in Carson City, and the Nevada State Library & Archives, in Carson City. The Division received no new written responses by June 12, 2024.

The Division repeated its request for public comments in this same manner on June 3, 2024, when it issued its Amended Notice of Public Workshop & Agenda concerning the proposed regulatory changes to NAC 645B and NRS 645B on its website and made email notification to its licensees (a total of approximately 9,371 recipients). As issued on June 3, 2024, these materials were also posted to the Nevada Public Notice Website at https://notice.nv.gov and the Nevada Legislature's web page for administrative regulation notices at https://www.leg.state.nv.us/App/Notice/A/, as well as at the following Nevada office locations: The Division's office in Las Vegas, the Nevada State Business Center in Las Vegas, the Department of Business & Industry in Carson City, and the Nevada State Library & Archives, in Carson City. The Division received no new written responses by June 12, 2024.

The Division repeated its request for public comments in this same manner on June 24, 2024, when it issued its Second Amended Notice of Public Workshop & Agenda concerning the proposed regulatory changes to NAC 645B and NRS 645B on its website and made email notification to its licensees (a total of approximately 9,395 recipients). As issued on June 24, 2024, these materials were also posted to the Nevada Public Notice Website at https://notice.nv.gov and the Nevada Legislature's web page for administrative regulation notices at https://www.leg.state.nv.us/App/Notice/A/, as well as at the following Nevada office locations: The Division's office in Las Vegas, the Nevada State Business Center in Las Vegas, the Department of Business & Industry in Carson City, and the Nevada State Library & Archives, in Carson City. The Division received no new written responses by July 15, 2024.

The public workshop was conducted on July 22, 2024, as scheduled and properly noticed, with only three members of the public in attendance in person and 16 people appearing remotely via WebEx. The Division addressed concerns raised regarding shared workspace. Other people commented about their support for the proposed regulations.

5. **The estimated cost to the agency for enforcement of the proposed regulation.**

   The Division does not anticipate incurring additional costs for the implementation and enforcement of the proposed regulations. The agency will receive less fees by adopting these new regulations.

6. **Overlap or duplication with regulations of other state, local or federal agencies.**

   None known at the time of this posting.

7. **Identification and description of federal law that requires the proposed regulation.**

   None.

8. **Summary of less stringent federal regulations that regulate the same activity.**

   None known at the time of this posting.

9. **New fee established or increase to existing fee.**

   The proposed regulations do not establish a new fee or increase any existing fee.

COMMENTS AND WRITTEN SUBMISSIONS

Interested persons may present their views regarding the proposed regulations by appearing at the public hearing on October 2, 2025, at 9:00 a.m. or may address their comments, data, views, or arguments to the Division in written form; by U.S. mail, fax, or e-mail transmission, as follows:

Division of Mortgage Lending
3300 West Sahara Avenue, Suite 285
Las Vegas, NV 89102
Fax:(702) 486-0785
Email: mldinfo@mld.nv.gov

Written submissions must be received by the Division on or before 5:00 p.m. PST on **September 18, 2025**. If no person who is directly affected by the proposed action appears to request time to make an oral presentation, the Division may proceed immediately to act upon any written submissions.

COPIES OF PROPOSED REGULATION

A copy of this notice and the text of the proposed regulations have been deposited with the Administrator of the Nevada State Library and Archives and will be on file at 100 N. Stewart Street, Carson City, Nevada, 89701, for inspection by the public during business hours. A copy of the proposed regulations to be considered may be obtained at the hearing or may be downloaded from the Nevada Public Notice Website at: https://notice.nv.gov. The proposed regulations are also available on the Division's Web site at https://www.mld.nv.gov/ and at the Division office at 3300 West Sahara Avenue, Suite 285, Las Vegas, NV 89102.

Pursuant to NRS233B.060(1)(a)(1), the regulations posted on the Division's website three working days in advance of the hearing will be the regulations to be considered at the scheduled hearing as noticed herein.

A copy of this notice has been sent to all interested persons on the Division's mailing list for administrative regulations, provided to any person who has requested such notice and posted at the following locations:

Division of Mortgage Lending
3300 W Sahara Ave Suite 285
Las Vegas NV 89102

Nevada State Business Center
3300 W. Sahara Ave.
Las Vegas NV 89102

Dept. of Business & Industry
1830 College Pkwy, Suite 100
Carson City NV 89706

NV State Library & Archives
100 N Stewart Street
Carson City NV 89701

Legislative Counsel Bureau of Nevada
401 S Carson Street
Carson City NV 89701

This notice and the text of the proposed regulations are also available in the State of Nevada Register of Administrative Regulations, which is prepared and published monthly by the Legislative Counsel Bureau pursuant to NRS 233B.0653, and on the Internet at https://leg.state.nv.us/. An electronic copy of this Notice has been sent to the Legislative Counsel Bureau at Regulations@lcb.state.nv.us and ahartzler@lcb.state.nv.us.

Copies of this notice and the proposed regulations will also be mailed to members of the public upon request. A copy of this notice may be obtained by contacting Jennifer Hill, Legal Research Assistant at the Division's office at 3300 West Sahara Avenue, Suite 285, Las Vegas, NV 89102, or calling the Division's office at (702) 486-0782. A reasonable fee may be charged for copying expenses.

Members of the public who are disabled and require special accommodations or assistance at the hearing must provide written notification, at least 5 business days prior to the hearing, to the Division at the above-described office address.

After the hearing, interested persons can contact Jennifer Hill at (702) 486-0542, to request a copy of the Summary of Comments of the October 2, 2025, Hearing.

Note that NRS 233B.064(2) provides as follows:

> Upon adoption of any regulation, the agency, if requested to do so by an interested person, either before adoption or within 30 days thereafter, shall issue a concise statement of the principal reasons for and against its adoption, and incorporate therein its reason for overruling the consideration urged against its adoption.