



# Office of the Governor

**JIM GIBBONS**  
GOVERNOR

June 15, 2007

The Honorable Ross Miller  
Secretary of State  
Capitol Building  
101 North Carson Street  
Carson City, NV 89701

**RE: Assembly Bill 396 of the 74<sup>th</sup> Legislative Session**

Dear Secretary Miller,

I am herewith forwarding to you, for filing within the constitutional time limit and without my approval, Assembly Bill 396 of the 74<sup>th</sup> Legislative Session, which is entitled:

**AN ACT relating to common-interest communities; revising provisions governing restrictions on the use of systems for obtaining solar or wind energy; requiring a member of an executive board who stands to profit personally from a matter before the board to disclose and abstain from voting on the matter; revising the provisions governing the regulation of certain streets in common-interest communities; revising provisions concerning voting rights exercised by delegates or representatives; prohibiting an association in a common-interest community from imposing an assessment against the owners of certain tax-exempt property; providing that a foreclosure on a unit is subject to an equity or right of redemption; providing that official publications related to issues of official interest must provide equal space for opposing views and opinions; requiring applicants for a certificate for the management of a common-interest community to post certain bonds; making various other changes to the provisions governing common-interest communities; and providing other matters properly relating thereto.**

This bill makes a variety of sweeping changes to common-interest communities. Some aspects of this bill represent good public policy. Other aspects, however, could have unintended and unanticipated impacts on common-interest communities and those who live within those communities, including the possibility of increased assessments

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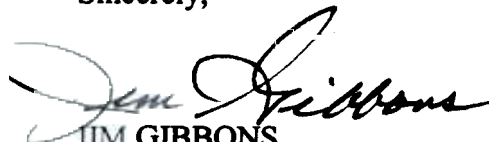
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and the possibility of dramatic changes to common-areas without an opportunity for homeowners to participate. Furthermore, the concerning aspects of this bill were the result of substantive amendments at the close of session. The late date of the amendments prevented any opportunity for full hearings on the final version of this bill. I encourage the Legislature to hold such hearings during the next regular session in 2009, and to carefully consider the full impact of all aspects of this bill. For all of these reasons, I hereby exercise my constitutional grant of authority and veto Assembly Bill 396.

Sincerely,



JIM GIBBONS  
Governor