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Conceptual Amendments on AB363

- The bill shall only apply to a county with a population greater than 700,000.
- Add a new subsection that provides existing STRs approved by a local jurisdiction prior to the effective date of the bill are grandfathered in. (Section 7(2)(l) and Section 20(2)(l)).
- Change public hearing requirements in sections 9 and 22 from a “shall” to a “may,” and make conforming changes (Section 9(2) and (4) and Section 22(2) and (4)).
- Eliminate misdemeanor provisions for ordinance violations (Sections 10 and Section 23).
- Change the occupancy limits in the bill:
 - Four occupants for the first bedroom and two additional persons for each bedroom in excess of the first bedroom
 - Maximum of 16 people
- 3-night minimum stay reduced to a 2-night minimum stay requirement and excludes owner occupied properties (Section 7(2)(d) and Section 20(2)(d)).
- Implement a distance separation of 2,500 feet between the property line of a resort hotel as defined in NRS [463.01865](#) and property line of a STR that is a single-family residence.
- Reduces the distance separation requirement between STRs from 1,000 feet to 500 feet, excluding residential units within a multifamily dwelling as limited by Section 7(2)(e) and Section 20(2)(e).
- Increases the maximum percentage of allowed STRs in a multifamily dwelling from 10 percent to 25 percent (Section 7(2)(g) and Section 20(2)(g)).

- Include multifamily dwellings that are not owned or operated by a resort hotel as defined in [463.01865](#)
- Provides that an STR applicant can hold no more than 5 permits per entity. (Section 7(2)(h) and Section 20(2)(h).
- Edit the language on the platform tax collection/remittance as the following:
 - Sec. 11(2): The provisions of this section must not be interpreted or construed to, [and a board of county commissioner shall not](#) create, expand or alter any other liability, duty, obligation or responsibility of the accommodations facilitator for, or relating to, the residential unit or a room or space within the residential unit.
 - Sec. 11(1)(a): The board of county commissioners shall require an accommodations facilitator who brokers, coordinates, makes available or otherwise arranges for the rental of a residential unit or a room or space within a residential unit in the county for the purpose of transient lodging ~~and who, on behalf of the owner, lessee or other lawful occupant of the residential unit, or a manager of the residential unit, collects the gross receipts from the rental of the residential unit or a room or space within the residential unit~~ to collect and remit to the county all taxes imposed on the gross receipts from the rental of the residential unit or a room or space within the residential unit in the county for the purpose of transient lodging; and
 - Sec. 11(1)(b): An accommodations facilitator who brokers, coordinates, makes available or otherwise arranges for the rental of a residential unit or a room or space within a residential unit in the county for the purpose of transient lodging ~~and who, on behalf of the owner, lessee or other lawful occupant of the residential unit, or a manager of the residential unit, collects the gross receipts from the rental of the residential unit or a room or space within the residential unit~~ must be deemed to be engaged in the business of providing transient lodging in the county and to be the person providing the transient lodging.