

**LCB File No. R107-04**

**PROPOSED REGULATION OF THE REAL ESTATE DIVISION OF THE  
DEPARTMENT OF BUSINESS AND INDUSTRY**

**NOTICE OF WORKSHOP  
TO SOLICIT COMMENTS ON  
PROPOSED REGULATIONS**

The Nevada Real Estate Division of the Department of Business & Industry of the State of Nevada is proposing the Adoption and/or Amendment of regulations pertaining to **Chapter 116 of the Nevada Administrative Code**. A workshop has been set for the following dates, times and locations:

**THURSDAY, JUNE 17, 2004  
9:30 A.M.**

**Las Vegas area:**

Bradley Building  
2501 E. SAHARA AVENUE  
2<sup>ND</sup> FLOOR CONFERENCE ROOM  
LAS VEGAS NV 89104

**Carson City area:**

Dept. of Business & Industry  
788 FAIRVIEW DRIVE  
HEARING ROOM  
CARSON CITY, NV 89701

The purpose of the workshop is to receive comments from all interested persons regarding the adoption of regulations that pertain to **Chapter 116 of the Nevada Administrative Code**. The following general topics may be addressed in the proposed regulations:

- > Adopt fee to be paid by all applicants for the examination;

A copy of all materials relating to the proposed regulations may be obtained at the **workshop** or by contacting the Real Estate Division at:

2501 E. Sahara Avenue, Room 101  
Las Vegas, NV 89104-4137  
(702) 486-4033, x. 222

or

788 Fairview Drive, Suite 201  
Carson City, NV 89701  
(702) 687-4280.

**TAMI DEVRIES**

**NOTICE OF INTENT TO ACT UPON A REGULATION**

**NOTICE OF HEARING FOR THE ADOPTION, AMENDMENT AND  
REPEAL OF REGULATIONS OF THE COMMISSION FOR  
COMMON-INTEREST COMMUNITIES**

The Nevada Real Estate Division of the Department of Business & Industry of the State of Nevada (the "Division") will hold a public hearing at 11:00 A.M. on Thursday, June 17, 2004, at the Department of Business & Industry, 2501 E. Sahara Avenue, 2<sup>nd</sup> Floor Conference Room, Las Vegas, NV 89104 with a video link to Department of Business & Industry, Hearing Room 788 Fairview Drive, Carson City, NV 89701. The purpose of the hearing is to receive comments from all interested persons regarding the adoption of regulations that pertain to chapter 116 of the Nevada Administrative Code.

**Department of Business & Industry  
2501 E. Sahara Avenue  
2<sup>nd</sup> Floor Conference Room  
Las Vegas, NV 89104**

with a video link to

**Department of Business & Industry  
Hearing Room  
788 Fairview Drive  
Carson City, NV 89701**

The following information is provided pursuant to the requirements of NRS 233B.060:

**Information Regarding Adoption**

**Upon adoption of any regulation, the agency, if requested to do so by an interested person, either prior to 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.**

1. Purpose and need of the Proposed Regulations. The Division is the agency, which administers the licensing, education and compliance program under NRS 119A. The purpose of the regulations is to define and clarify the rights and responsibilities of persons licensed under this chapter.
2. Terms of the proposed regulations. The regulations to be adopted are stated as follows this notice:

3. Estimated Economic Effect. Applicants applying for licenses under this chapter will have to pay an additional fee for the cost of an examination through an examination service that is contracted by with the Real Estate Division.
4. Estimated Cost to the Agency. None known at this time.
5. Duplication with other Agencies: None known at this time.
6. Federal Law. None known at this time.
7. Federal Regulation. None known at this time.
8. New Fee Established. New fees are established in these proposed regulations pursuant to Senate Bill 428 allowing the Division to charge a fee for an examination.

### **Comments and Written Submissions**

Persons wishing to comment on the proposed action of the Division may appear at the scheduled public hearings or may address their comments, data, views or arguments, in written form to:

Nevada Real Estate Division  
Bradley Building  
2501 E. Sahara Avenue, Room 100  
Las Vegas, NV 89104-4137  
Attn: Tami DeVries, Legal Administrative Officer

Written submissions must be received by the Division by March 1, 2004. 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 proposed regulation will be on file at the State Library, 100 Stewart Street, Carson City, Nevada, for inspection by members of the public during business hours. Additional copies of the notice and the proposed regulation will be available at the following Division offices:

Nevada Real Estate Division  
788 Fairview Drive, Suite 200  
Carson City, NV 89701

Nevada Real Estate Division  
Bradley Building  
2501 East Sahara, Suite 100  
Las Vegas, NV 89104-4137

and in all counties in which an office of the Division is not maintained, at the main public library, for inspection and copying by members of the public during business hours. The text of each regulation will include the entire text of any section of the Nevada Administrative Code,

which is proposed for amendment or repeal. This notice and the text of the proposed regulation 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 <http://www.leg.state.nv.us>. Copies will also be mailed to members of the public upon request. A reasonable fee may be charged for copies if it is deemed necessary.

Upon adoption of any regulation, the agency, if requested to do so by an interested person, either before adoption or within 30 days thereafter, will 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.

### Posting

This notice of hearing has been posted at the following locations:

Nevada Real Estate Division  
788 Fairview Drive, Suite 200  
Carson City, NV 89701

Nevada Real Estate Division  
Bradley Building  
2501 East Sahara, Suite 102  
Las Vegas, NV 89104-4137

Elko Conference Center  
700 Moren Way (Silver Room)  
Elko, Nevada

State Library  
100 Stewart Street  
Carson City, Nevada

Churchill County Library  
553 South Maine Street  
Fallon, Nevada 89406

Douglas County Library  
1625 Library Lane  
Minden, Nevada 89423

Elko County Library  
720 Court Street  
Elko, Nevada 89801

Goldfield Public Library  
Fourth & Crook Street  
Goldfield, Nevada 89013

Eureka Branch Library  
10190 Monroe Street  
Eureka, Nevada 89316

Humboldt County Library  
85 East 5th Street  
Winnemucca, Nevada 89445

Lincoln County Library  
93 Main Street  
Pioche, Nevada 89043

Storey County Library  
95 South R Street  
Virginia City, Nevada 89440

Lyon County Library  
20 Nevin Way  
Yerington, Nevada 89447

Mineral County Library  
First & A Street  
Hawthorne, Nevada 89415

Tonopah Public Library

Pershing County Library

171 Central Street  
Tonopah, Nevada 89049

1125 Central Avenue  
Lovelock, Nevada 89419

Washoe County Library  
301 South Center Street  
Reno, Nevada 89505

White Pine County Library  
950 Campton Street  
Ely, Nevada 89301

Battle Mountain Library  
625 Broad Street  
Battle Mountain, Nevada 89820

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DEPARTMENT OF BUSINESS AND INDUSTRY**

**Authority: NRS 119A.360(4)**

Note: Matter *italicized and bolded* is new; matter in brackets [ ] is material to be omitted.

**Section 1.** Chapter 116 of NAC is hereby amended by adding thereto section(s) 1-\_\_\_\_, of these proposed regulations.

**Sec. 2.** NAC 116 is hereby amended by adding thereto the following:

Examination on the principles of management of a common-interest community: Fee  
*The fee for an examination to obtain a certificate shall be \$100.00.*