

LEGISLATIVE REVIEW OF ADOPTED REGULATIONS - NRS 233B.066
Informational Statement
LCB File No. R036-24

1. A clear and concise explanation of the need for the adopted regulation.

Proposed permanent regulation (R036-24) sets criteria for county assessors to value parcels in subdivisions, requiring them to include unsold, unrented, or unoccupied parcels in determining retail selling prices, ensuring consistency in property assessments. It confirms the process for determining eligibility for residential abatements, reducing the workload by only evaluating properties making claims. The regulation clarifies taxation for new parcels, distinguishing between remainder parcels eligible for abatements and new developments that are not. It also outlines the appeal process for tax abatements and repeals outdated provisions related to heating systems, fine art posters, and utility valuations. This regulation is necessary to provide consistency and clarity in assessments, as requested by local assessors.

2. Description of how public comment was solicited, a summary of public response, and an explanation of how other interested persons may obtain a copy of the summary.

The Department of Taxation, as staff to the Nevada Tax Commission, solicited comment from the public by issuing a questionnaire to interested parties regarding any impact on the public and small businesses and sending notice of workshops and hearings for public meetings to provide public comment by electronic or regular mail as follows:

<u>Date of Notice</u>	<u>Workshop/ Hearing</u>	<u>Date of Workshop/Hearing</u>	<u>Number Notified</u>
6/20/24	Workshop	7/9/24	202
9/5/24	Adoption Hearing	10/7/24	203

The mailing list included the interested parties list maintained by the Department. Notices were also posted at the Nevada State Library, Legislative Counsel Bureau, the Department's website and various Department of Taxation locations throughout the State. Comments were also solicited by direct email.

Summary of Public Comment from Workshop:

Mary Ann Weidner, Clark County Assessor's Office:

The Clark County Assessor's Office proposed replacing the term "subdivision" with "parcels" to clarify language regarding new parcel development. The proposed draft suggests removing the phrase "or the creation of new parcels within such a subdivision," but it is recommended to retain this language to address scenarios involving parceling within the same fiscal year. Additionally, it was suggested that references to NRS 361.4722 in the draft should also be included in NRS 361.4723 and 361.4724, as these statutes address abatement percentages for primary and rental properties. The Department agreed to the proposed changes.

Summary of Public Comment at Adoption Hearing:

Mary Ann Weidner, Clark County Assessor's Office:

Mary Ann Weidner, representing the Clark County Assessor, expressed appreciation for the Department's efforts. Following multiple workshops and discussions, they have reached an agreement on the Revised Proposed Draft.

A copy of the recorded comments, the record of proceedings, and/or the Small Business Impact Statement may be obtained by calling the Nevada Department of Taxation at (775) 684-2059 or by writing to the Department of Taxation, 3850 Arrowhead Dr., 2nd Floor, Carson City, Nevada 89706, or by e-mailing the Department at sglazner@tax.state.nv.us.

- 3. The number of persons (not including Department staff or Commission Members) who:**
- (a) Attended each hearing:**
 - (b) Testified at each hearing:**
 - (c) Submitted written comments:**

Workshop date: July 9, 2024

(a) Number in attendance: 11

(b) Number testifying: 1

(c) Written statements submitted: 1

Adoption Hearing date: October 7, 2024

(a) Number in attendance: 3

(b) Number testifying: 1

(c) Written statements submitted: 0

4. **For each person identified in paragraphs (b) and (c) of number 3 above, the following information if provided to the agency conducting the hearing:**

Testified at Workshop, Adoption Hearing and Submitted Written Comment:

Name: **Mary Ann Weidner**

Telephone number: **702-455-2126**

Business address: **500 S. Grand Central Parkway, 2nd Floor, Las Vegas, NV 89155**

Electronic mail address: mwe@ClarkCountyNV.gov

Name of entity or organization represented: **Clark County Assessor**

5. **A description of how comment was solicited from affected businesses, a summary of their response and an explanation of how other interested persons may obtain a copy of the summary.**

The Department of Taxation, as staff to the Nevada Tax Commission, solicited comment from the public by issuing a questionnaire to interested parties regarding any impact on the public and small businesses and sending notice of workshops and hearings for public meetings to provide public comment by electronic or regular mail.

See same response as Section 2 for summary of responses.

A copy of the written and recorded comments or the record of proceedings may be obtained by calling the Nevada Department of Taxation at (775) 684-2059 or by writing to the Department of Taxation, 3850 Arrowhead Dr., 2nd Floor, Carson City, Nevada 89706, or by e-mailing the Department at sglazner@tax.state.nv.us.

6. **If the regulation was adopted without changing any part of the proposed regulation, a summary of the reasons for adopting the regulation without change.**

The Nevada Tax Commission accepted the feedback provided by the public and requested a Revised-Proposed draft to the regulation with the relevant changes from the Legislative Counsel Bureau, which version was adopted.

7. **The estimated economic effect of the regulation on the business which it is to regulate and on the public. This must include adverse, beneficial, immediate and long-term effects.**

(a) Estimated economic effect on the businesses which they are to regulate.

The adopted permanent regulation presents no reasonably foreseeable or anticipated adverse beneficial, short-term or long-term economic effects on businesses.

(b) Estimated economic effect on the public which they are to regulate.

The adopted permanent regulation presents no reasonably foreseeable or anticipated adverse, beneficial, short-term or long-term economic effects to the public.

8. The estimated cost to the agency for enforcement of the proposed regulation:

Enforcement of the adopted regulation presents no significant foreseeable or anticipated cost or decrease in costs.

9. A description of any regulations of other State or governmental agencies which the regulation overlaps or duplicates and a statement explaining why the duplication or overlap is necessary. If the regulation overlaps or duplicates a federal regulation, the name of the regulating federal agency.

The adopted permanent regulation does not overlap or duplicate any regulation of other state or local governmental entities.

10. If the regulation includes provisions that are more stringent than a federal regulation that regulates the same activity, a summary of such provisions.

The Department is not aware of any similar federal regulations of the same activity in which the state regulations are more stringent.

11. If the regulation provides a new fee or increases an existing fee, the total annual amount the agency expects to collect and the manner in which the money will be used.

The adopted permanent regulation does not include new fees or increase an existing fee.