

ASSEMBLY BILL NO. 213—ASSEMBLYWOMAN JAUREGUI

FEBRUARY 22, 2023

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing residential zoning. (BDR 22-250)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact. Effect on the State: No.

CONTAINS UNFUNDED MANDATE (§ 12) (NOT REQUESTED BY AFFECTED LOCAL GOVERNMENT)

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets [omitted material] is material to be omitted.

AN ACT relating to land use planning; requiring the governing body of a city or county to publish certain information on its Internet website relating to certain applications relating to land use planning; revising provisions relating to the procedures for review of certain applications for land use planning; revising provisions relating to rural neighborhood preservation plans; revising provisions relating to the adoption of measures in certain counties relating to affordable housing; providing, under certain circumstances, that a tentative map shall be deemed to be unconditionally approved by certain state agencies; providing that certain deadlines relating to land use planning that apply to counties also apply to cities; requiring counties and cities to enact certain ordinances relating to projects for affordable housing on or before July 1, 2024; making certain legislative declarations; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

- 1 Existing law: (1) provides that any application submitted to a governing body
- 2 or its designee that concerns any matter relating to land use planning may not be
- 3 accepted if the application is incomplete; and (2) sets forth a timeline and process
- 4 for the governing body or its designee to review an application for completeness.
- 5 (NRS 278.02327) **Section 3** of this bill provides that if the governing body or its
- 6 designee fails to comply with the timeline and process, the application shall be



7 deemed to be complete. **Section 3** also requires the governing body or designee to  
8 review and respond to a corrected application within 3 working days and prohibits a  
9 governing body or designee from using any preliminary application to circumvent  
10 the timeline or process in **section 3**.

11 **Section 1** of this bill requires a governing body to publish on its Internet  
12 website a list of applications that concern any matter relating to land use planning  
13 in areas zoned for residential housing.

14 Existing law sets forth the elements of a master plan, including a land use  
15 element, which must include, in any county whose population is 700,000 or more  
16 (currently only Clark County), a rural neighborhoods preservation plan showing  
17 general plans to preserve the character and density of rural neighborhoods. (NRS  
18 278.160) **Section 4** of this bill provides instead that such a rural neighborhoods  
19 plan must show general plans that consider the character and density of rural  
20 neighborhoods.

21 Existing law authorizes a governing body to divide the city, county or region  
22 into zoning districts, which must be adopted in accordance with the master plan for  
23 land use and be designed, in relevant part, to ensure the protection of existing  
24 neighborhoods and communities, including the protection of rural preservation  
25 neighborhoods. (NRS 278.250) **Section 6** of this bill provides instead that the  
26 zoning districts be designed to ensure the consideration of existing neighborhoods  
27 and communities, including the consideration of rural preservation neighborhoods.

28 Existing law provides that if the governing body of a city or county is required  
29 to include the housing element in its master plan, the governing body is required to  
30 adopt certain measures for maintaining and developing affordable housing. (NRS  
31 278.235) **Section 5** of this bill authorizes the governing body to also offer increased  
32 residential density for multi-family or multi-story residential development as one  
33 such measure. **Section 5** also revises contents of the annual report that the  
34 governing body is required to submit to the Housing Division of the Department of  
35 Business and Industry relating to affordable housing.

36 Existing law requires a subdivider to file copies of a tentative map with the  
37 planning commission or its designated representative, or with the clerk of the  
38 governing body if there is no planning commission. The tentative map is then  
39 distributed to all state and local agencies and persons charged with reviewing the  
40 proposed subdivision. If there is no planning commission, the clerk of the  
41 governing body is required to submit the tentative map to the governing body at its  
42 next meeting. If there is a planning commission, the planning commission shall,  
43 after accepting as a complete application a tentative map: (1) in a county whose  
44 population is 700,000 or more (currently only Clark County), within 45 days,  
45 approve, conditionally approve or disapprove the tentative map; or (2) in a county  
46 whose population is less than 700,000 (currently all counties other than Clark  
47 County), approve, conditionally approve or disapprove the tentative map. (NRS  
48 278.330) **Section 7** of this bill provides that a city within such a county is subject to  
49 the same deadlines to approve, conditionally approve or disapprove the tentative  
50 map.

51 Existing law requires: (1) a copy of a tentative map to be forwarded by the  
52 planning commission or its designated representative for review to certain state  
53 agencies; and (2) each reviewing agency to file its written comments with the  
54 planning commission or governing body recommending approval, conditional  
55 approval or disapproval and stating the reasons therefor within 15 days after receipt  
56 of the tentative map. (NRS 278.335) **Section 8** of this bill provides that if a  
57 reviewing agency fails to file such written comments within 15 days after receipt of  
58 the tentative map, it shall be deemed that the reviewing agency recommends  
59 unconditionally the approval of the tentative map.

60 Existing law provides that the planning commission or governing body, as  
61 applicable, shall recommend approval, conditional approval or disapproval of a



62 parcel map: (1) within 45 days after accepting the parcel map as a complete  
63 application in a county whose population is 700,000 or more (currently only Clark  
64 County); or (2) within 60 days after accepting the parcel map as a complete  
65 application in a county whose population is less than 700,000 (currently all counties  
66 other than Clark County). (NRS 278.464) **Section 9** of this bill provides that a city  
67 within such a county is subject to the same deadlines to recommend approval,  
68 conditional approval or disapproval of a parcel map.

69 Existing law provides that, under certain circumstances, a governing body or  
70 planning commission may waive the requirement for a parcel map and that a  
71 request for such a waiver must be acted upon: (1) in a county whose population is  
72 700,000 or more (currently only Clark County) within 45 days; or (2) in a county  
73 whose population is less than 700,000 (currently all counties other than Clark  
74 County) within 60 days. (NRS 278.464) **Section 9** provides that a city within such a  
75 county is subject to the same deadlines.

76 Existing law provides that a planning commission or governing body must take  
77 final action on a final map: (1) in a county whose population is 700,000 or more  
78 (currently only Clark County) within 45 days after accepting the final map as a  
79 complete application; or (2) in a county whose population is less than 700,000  
80 (currently all counties other than Clark County) within 60 days after accepting the  
81 final map as a complete application. (NRS 278.4725) **Section 10** of this bill  
82 provides that a city within such a county is subject to the same deadlines.

83 Existing law provides that any regulations of the State Fire Marshal concerning  
84 matters relating to building codes do not apply in a county whose population is  
85 700,000 or more (currently only Clark County) which has adopted a code at least as  
86 stringent as *International Fire Code*, the *International Building Code* and the  
87 *International Wildland-Urban Interface Code*, published by the International Code  
88 Council. (NRS 477.030) **Section 11** of this bill provides instead that such  
89 regulations of the State Fire Marshal do not apply in a county whose population is  
90 700,000 or more (currently only Clark County), and in any city within such a  
91 county whose population is 220,000 or more (currently the Cities of Henderson and  
92 Las Vegas) and in a county whose population is 100,000 or more and less than  
93 700,000 (currently only Washoe County), which has adopted a code at least as  
94 stringent as the *International Fire Code*, the *International Building Code* and the  
95 *International Wildland-Urban Interface Code*, published by the International Code  
96 Council.

97 **Section 12** of this bill requires, on or before July 1, 2024, the governing body  
98 of each county and city to enact: (1) an expedited process for the consideration and  
99 approval of projects for affordable housing in the county or city; and (2) incentives  
100 for the development of projects for affordable housing in the county or city.

101 **Sections 13 and 14** of this bill make certain legislative declarations regarding  
102 this bill.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Chapter 278 of NRS is hereby amended by adding  
2 thereto a new section to read as follows:

3 **1. A governing body shall publish on its Internet website a list**  
4 **of all applications that concern any matter relating to land use**  
5 **planning in areas zoned for residential housing pursuant to NRS**  
6 **278.010 to 278.630, inclusive.**



1       **2. The list must be updated at least monthly and include,**  
2 **without limitation:**

- 3       **(a) The date an application was initially filed;**  
4       **(b) The number of days an application has been pending;**  
5       **(c) The number of times an application was issued a notice for**  
6 **incompleteness; and**  
7       **(d) The number of applications rejected for being incomplete.**

8       **Sec. 2.** NRS 278.010 is hereby amended to read as follows:

9       278.010 As used in NRS 278.010 to 278.630, inclusive, **and**  
10 **section 1 of this act**, unless the context otherwise requires, the  
11 words and terms defined in NRS 278.0103 to 278.0195, inclusive,  
12 have the meanings ascribed to them in those sections.

13       **Sec. 3.** NRS 278.02327 is hereby amended to read as follows:

14       278.02327 1. Any application submitted to a governing body  
15 or its designee that concerns any matter relating to land use planning  
16 pursuant to NRS 278.010 to 278.630, inclusive, **and section 1 of**  
17 **this act**, or any ordinance, resolution or regulation adopted pursuant  
18 thereto, may not be accepted by the governing body or its designee  
19 if the application is incomplete.

20       2. The governing body or its designee shall, within 3 working  
21 days after receiving an application of the type described in  
22 subsection 1:

23       (a) Review the application for completeness;

24       (b) Accept the application if the governing body or its designee  
25 finds that the application is complete or return the application if the  
26 governing body or its designee finds that the application is  
27 incomplete; and

28       (c) If the governing body or its designee returns the application:

29           (1) Provide to the applicant a **specific** description of the  
30 additional information required; and

31           (2) ~~[(If requested by the applicant, provide)]~~ **Provide** to the  
32 applicant a copy of the relevant provision of the ordinance,  
33 resolution or regulation which specifically requires the additional  
34 information or an explanation of why the additional information is  
35 necessary.

36       **3. If a governing body or its designee fails to comply with the**  
37 **provisions of subsection 2, the application shall be deemed to be**  
38 **complete.**

39       **4. Once an applicant submits a corrected application in**  
40 **response to a notice of incompleteness provided pursuant to**  
41 **subsection 2, the governing body or its designee shall review and**  
42 **respond to the corrected application within 3 working days.**

43       **5. A governing body or its designee shall not use any kind of**  
44 **preliminary application process to circumvent the provisions of**  
45 **this section.**



1       **6. As used in this section, "designee" means any division,**  
2 **department or agency of a governing body with jurisdiction over**  
3 **land use planning, improvement planning, permitting, inspection,**  
4 **zoning, roadways, utilities, public health, water, sewer, drainage,**  
5 **traffic control and public works.**

6       **Sec. 4.** NRS 278.160 is hereby amended to read as follows:

7       278.160 1. Except as otherwise provided in this section and  
8 NRS 278.150 and 278.170, the master plan, with the accompanying  
9 charts, drawings, diagrams, schedules and reports, may include such  
10 of the following elements or portions thereof as are appropriate to  
11 the city, county or region, and as may be made the basis for the  
12 physical development thereof:

13       (a) A conservation element, which must include:

14       (1) A conservation plan for the conservation, development  
15 and utilization of natural resources, including, without limitation,  
16 water and its hydraulic force, underground water, water supply,  
17 solar or wind energy, forests, soils, rivers and other waters, harbors,  
18 fisheries, wildlife, minerals and other natural resources. The  
19 conservation plan must also cover the reclamation of land and  
20 waters, flood control, prevention and control of the pollution of  
21 streams and other waters, regulation of the use of land in stream  
22 channels and other areas required for the accomplishment of the  
23 conservation plan, prevention, control and correction of the erosion  
24 of soils through proper clearing, grading and landscaping, beaches  
25 and shores, and protection of watersheds. The conservation plan  
26 must also indicate the maximum tolerable level of air pollution.

27       (2) A solid waste disposal plan showing general plans for the  
28 disposal of solid waste.

29       (b) A historic preservation element, which must include:

30       (1) A historic neighborhood preservation plan which:

31       (I) Must include, without limitation, a plan to inventory  
32 historic neighborhoods and a statement of goals and methods to  
33 encourage the preservation of historic neighborhoods.

34       (II) May include, without limitation, the creation of a  
35 commission to monitor and promote the preservation of historic  
36 neighborhoods.

37       (2) A historical properties preservation plan setting forth an  
38 inventory of significant historical, archaeological, paleontological  
39 and architectural properties as defined by a city, county or region,  
40 and a statement of methods to encourage the preservation of those  
41 properties.

42       (c) A housing element, which must include, without limitation:

43       (1) An inventory of housing conditions and needs, and plans  
44 and procedures for improving housing standards and providing



1 adequate housing to individuals and families in the community,  
2 regardless of income level.

3 (2) An inventory of existing affordable housing in the  
4 community, including, without limitation, housing that is available  
5 to rent or own, housing that is subsidized either directly or indirectly  
6 by this State, an agency or political subdivision of this State, or the  
7 Federal Government or an agency of the Federal Government, and  
8 housing that is accessible to persons with disabilities.

9 (3) An analysis of projected growth and the demographic  
10 characteristics of the community.

11 (4) A determination of the present and prospective need for  
12 affordable housing in the community.

13 (5) An analysis of any impediments to the development of  
14 affordable housing and the development of policies to mitigate those  
15 impediments.

16 (6) An analysis of the characteristics of the land that is  
17 suitable for residential development. The analysis must include,  
18 without limitation:

19 (I) A determination of whether the existing infrastructure  
20 is sufficient to sustain the current needs and projected growth of the  
21 community; and

22 (II) An inventory of available parcels that are suitable for  
23 residential development and any zoning, environmental and other  
24 land-use planning restrictions that affect such parcels.

25 (7) An analysis of the needs and appropriate methods for the  
26 construction of affordable housing or the conversion or  
27 rehabilitation of existing housing to affordable housing.

28 (8) A plan for maintaining and developing affordable  
29 housing to meet the housing needs of the community for a period of  
30 at least 5 years.

31 (d) A land use element, which must include:

32 (1) Provisions concerning community design, including  
33 standards and principles governing the subdivision of land and  
34 suggestive patterns for community design and development.

35 (2) A land use plan, including an inventory and classification  
36 of types of natural land and of existing land cover and uses, and  
37 comprehensive plans for the most desirable utilization of land. The  
38 land use plan:

39 (I) Must, if applicable, address mixed-use development,  
40 transit-oriented development, master-planned communities and  
41 gaming enterprise districts. The land use plan must also, if  
42 applicable, address the coordination and compatibility of land uses  
43 with any military installation in the city, county or region, taking  
44 into account the location, purpose and stated mission of the military  
45 installation.



1 (II) May include a provision concerning the acquisition  
2 and use of land that is under federal management within the city,  
3 county or region, including, without limitation, a plan or statement  
4 of policy prepared pursuant to NRS 321.7355.

5 (3) In any county whose population is 700,000 or more, a  
6 rural neighborhoods [~~preservation~~] plan showing general plans ~~to~~  
7 ~~preserve~~ that consider the character and density of rural  
8 neighborhoods.

9 (e) A public facilities and services element, which must include:

10 (1) An economic plan showing recommended schedules for  
11 the allocation and expenditure of public money to provide for the  
12 economical and timely execution of the various components of the  
13 plan.

14 (2) A population plan setting forth an estimate of the total  
15 population which the natural resources of the city, county or region  
16 will support on a continuing basis without unreasonable impairment.

17 (3) An aboveground utility plan that shows corridors  
18 designated for the construction of aboveground utilities and  
19 complies with the provisions of NRS 278.165.

20 (4) Provisions concerning public buildings showing the  
21 locations and arrangement of civic centers and all other public  
22 buildings, including the architecture thereof and the landscape  
23 treatment of the grounds thereof.

24 (5) Provisions concerning public services and facilities  
25 showing general plans for sewage, drainage and utilities, and rights-  
26 of-way, easements and facilities therefor, including, without  
27 limitation, any utility projects required to be reported pursuant to  
28 NRS 278.145. If a public utility which provides electric service  
29 notifies the planning commission that a new transmission line or  
30 substation will be required to support the master plan, those  
31 facilities must be included in the master plan. The utility is not  
32 required to obtain an easement for any such transmission line as a  
33 prerequisite to the inclusion of the transmission line in the master  
34 plan.

35 (6) A school facilities plan showing the general locations of  
36 current and future school facilities based upon information furnished  
37 by the appropriate county school district.

38 (f) A recreation and open space element, which must include a  
39 recreation plan showing a comprehensive system of recreation areas,  
40 including, without limitation, natural reservations, parks, parkways,  
41 trails, reserved riverbank strips, beaches, playgrounds and other  
42 recreation areas, including, when practicable, the locations and  
43 proposed development thereof.

44 (g) A safety element, which must include:



1 (1) In any county whose population is 700,000 or more, a  
2 safety plan identifying potential types of natural and man-made  
3 hazards, including, without limitation, hazards from floods,  
4 landslides or fires, or resulting from the manufacture, storage,  
5 transfer or use of bulk quantities of hazardous materials. The safety  
6 plan may set forth policies for avoiding or minimizing the risks from  
7 those hazards.

8 (2) A seismic safety plan consisting of an identification and  
9 appraisal of seismic hazards such as susceptibility to surface  
10 ruptures from faulting, to ground shaking or to ground failures.

11 (h) A transportation element, which must include:

12 (1) A streets and highways plan showing the general  
13 locations and widths of a comprehensive system of major traffic  
14 thoroughfares and other traffic ways and of streets and the  
15 recommended treatment thereof, building line setbacks, and a  
16 system of naming or numbering streets and numbering houses, with  
17 recommendations concerning proposed changes.

18 (2) A transit plan showing a proposed multimodal system of  
19 transit lines, including mass transit, streetcar, motorcoach and  
20 trolley coach lines, paths for bicycles and pedestrians, satellite  
21 parking and related facilities.

22 (3) A transportation plan showing a comprehensive  
23 transportation system, including, without limitation, locations of  
24 rights-of-way, terminals, viaducts and grade separations. The  
25 transportation plan may also include port, harbor, aviation and  
26 related facilities.

27 (i) An urban agricultural element, which must include a plan to  
28 inventory any vacant lands or other real property owned by the city  
29 or county and blighted land in the city or county to determine  
30 whether such lands are suitable for urban farming and gardening.  
31 The plan to inventory any vacant lands or other real property may  
32 include, without limitation, any other real property in the city or  
33 county, as deemed appropriate by the commission.

34 2. The commission may prepare and adopt, as part of the  
35 master plan, other and additional plans and reports dealing with such  
36 other elements as may in its judgment relate to the physical  
37 development of the city, county or region, and nothing contained in  
38 NRS 278.010 to 278.630, inclusive, *and section 1 of this act*,  
39 prohibits the preparation and adoption of any such element as a part  
40 of the master plan.

41 **Sec. 5.** NRS 278.235 is hereby amended to read as follows:

42 278.235 1. If the governing body of a city or county is  
43 required to include the housing element in its master plan pursuant  
44 to NRS 278.150, the governing body, in carrying out the plan for  
45 maintaining and developing affordable housing to meet the housing





1 needs of the community, which is required to be included in the  
2 housing element pursuant to subparagraph (8) of paragraph (c) of  
3 subsection 1 of NRS 278.160, shall adopt at least six of the  
4 following measures:

5 (a) Reducing or subsidizing in whole or in part impact fees, fees  
6 for the issuance of building permits collected pursuant to NRS  
7 278.580 and fees imposed for the purpose for which an enterprise  
8 fund was created.

9 (b) Selling land owned by the city or county, as applicable, to  
10 developers exclusively for the development of affordable housing at  
11 not more than 10 percent of the appraised value of the land, and  
12 requiring that any such savings, subsidy or reduction in price be  
13 passed on to the purchaser of housing in such a development.  
14 Nothing in this paragraph authorizes a city or county to obtain land  
15 pursuant to the power of eminent domain for the purposes set forth  
16 in this paragraph.

17 (c) Donating land owned by the city or county to a nonprofit  
18 organization to be used for affordable housing.

19 (d) Leasing land by the city or county to be used for affordable  
20 housing.

21 (e) Requesting to purchase land owned by the Federal  
22 Government at a discounted price for the creation of affordable  
23 housing pursuant to the provisions of section 7(b) of the Southern  
24 Nevada Public Land Management Act of 1998, Public Law  
25 105-263.

26 (f) Establishing a trust fund for affordable housing that must be  
27 used for the acquisition, construction or rehabilitation of affordable  
28 housing.

29 (g) Establishing a process that expedites the approval of plans  
30 and specifications relating to maintaining and developing affordable  
31 housing.

32 (h) Providing money, support or density bonuses for affordable  
33 housing developments that are financed, wholly or in part, with low-  
34 income housing tax credits, private activity bonds or money from a  
35 governmental entity for affordable housing, including, without  
36 limitation, money received pursuant to 12 U.S.C. § 1701q and 42  
37 U.S.C. § 8013.

38 (i) Providing financial incentives or density bonuses to promote  
39 appropriate transit-oriented housing developments that would  
40 include an affordable housing component.

41 (j) Offering density bonuses or other incentives to encourage the  
42 development of affordable housing.

43 (k) Providing direct financial assistance to qualified applicants  
44 for the purchase or rental of affordable housing.



1 (l) Providing money for supportive services necessary to enable  
2 persons with supportive housing needs to reside in affordable  
3 housing in accordance with a need for supportive housing identified  
4 in the 5-year consolidated plan adopted by the United States  
5 Department of Housing and Urban Development for the city or  
6 county pursuant to 42 U.S.C. § 12705 and described in 24 C.F.R.  
7 Part 91.

8 ***(m) Offering increased residential density for multi-family or***  
9 ***multi-story residential development.***

10 2. A governing body may reduce or subsidize impact fees, fees  
11 for the issuance of building permits or fees imposed for the purpose  
12 for which an enterprise fund was created to assist in maintaining or  
13 developing a project for affordable housing, pursuant to paragraph  
14 (a) of subsection 1, only if:

15 (a) When the incomes of all the residents of the project for  
16 affordable housing are averaged, the housing would be affordable  
17 on average for a family with a total gross income that does not  
18 exceed 60 percent of the median gross income for the county  
19 concerned based upon the estimates of the United States Department  
20 of Housing and Urban Development of the most current median  
21 gross family income for the county.

22 (b) The governing body has adopted an ordinance that  
23 establishes the criteria that a project for affordable housing must  
24 satisfy to receive assistance in maintaining or developing the project  
25 for affordable housing. Such criteria must be designed to put into  
26 effect all relevant elements of the master plan adopted by the  
27 governing body pursuant to NRS 278.150.

28 (c) The project for affordable housing satisfies the criteria set  
29 forth in the ordinance adopted pursuant to paragraph (b).

30 (d) The governing body makes a determination that reducing or  
31 subsidizing such fees will not impair adversely the ability of the  
32 governing body to pay, when due, all interest and principal on any  
33 outstanding bonds or any other obligations for which revenue from  
34 such fees was pledged.

35 (e) The governing body holds a public hearing concerning the  
36 effect of the reduction or subsidization of such fees on the economic  
37 viability of the general fund of the city or county, as applicable, and,  
38 if applicable, the economic viability of any affected enterprise fund.

39 3. On or before January 15 of each year, the governing body  
40 shall submit to the Housing Division of the Department of Business  
41 and Industry a report, in the form prescribed by the Housing  
42 Division, of how the measures adopted pursuant to subsection 1  
43 assisted the city or county in maintaining and developing affordable  
44 housing to meet the needs of the community for the preceding year.  
45 The report must include **[an]** :



1 (a) An analysis of the need for affordable housing within the  
2 city or county that exists at the end of the reporting period ~~§~~;

3 (b) *The number and status of parcels of land that have been*  
4 *identified within the city or county for affordable housing*  
5 *projects;*

6 (c) *A summary of all residential dwelling units approved for*  
7 *development in the city or county in the preceding year; and*

8 (d) *An estimate of the number of residential dwelling units*  
9 *expected to be necessary to accommodate the projected growth of*  
10 *the city or county in each of the next 5 years and a plan to provide*  
11 *appropriate zoning for such projected growth, including, without*  
12 *limitation, a list of parcels that may be appropriate for rezoning*  
13 *and a list of other parcels that may be developed into residential*  
14 *dwelling units.*

15 → The governing body shall cooperate with the Housing Division to  
16 ensure that the information contained in the report is appropriate for  
17 inclusion in, and can be effectively incorporated into, the statewide  
18 low-income housing database created pursuant to NRS 319.143.

19 4. On or before February 15 of each year, the Housing Division  
20 shall compile the reports submitted pursuant to subsection 3 and  
21 post the compilation on the Internet website of the Housing  
22 Division.

23 **Sec. 6.** NRS 278.250 is hereby amended to read as follows:

24 278.250 1. For the purposes of NRS 278.010 to 278.630,  
25 inclusive, *and section 1 of this act*, the governing body may divide  
26 the city, county or region into zoning districts of such number, shape  
27 and area as are best suited to carry out the purposes of NRS 278.010  
28 to 278.630, inclusive ~~§~~, *and section 1 of this act*. Within the  
29 zoning district, it may regulate and restrict the erection,  
30 construction, reconstruction, alteration, repair or use of buildings,  
31 structures or land.

32 2. The zoning regulations must be adopted in accordance with  
33 the master plan for land use and be designed:

34 (a) To preserve the quality of air and water resources.

35 (b) To promote the conservation of open space and the  
36 protection of other natural and scenic resources from unreasonable  
37 impairment.

38 (c) To consider existing views and access to solar resources by  
39 studying the height of new buildings which will cast shadows on  
40 surrounding residential and commercial developments.

41 (d) To reduce the consumption of energy by encouraging the use  
42 of products and materials which maximize energy efficiency in the  
43 construction of buildings.

44 (e) To provide for recreational needs.



1 (f) To protect life and property in areas subject to floods,  
2 landslides and other natural disasters.

3 (g) To conform to the adopted population plan, if required by  
4 NRS 278.170.

5 (h) To develop a timely, orderly and efficient arrangement of  
6 transportation and public facilities and services, including public  
7 access and sidewalks for pedestrians, and facilities and services for  
8 bicycles.

9 (i) To ensure that the development on land is commensurate  
10 with the character and the physical limitations of the land.

11 (j) To take into account the immediate and long-range financial  
12 impact of the application of particular land to particular kinds of  
13 development, and the relative suitability of the land for  
14 development.

15 (k) To promote health and the general welfare.

16 (l) To ensure the development of an adequate supply of housing  
17 for the community, including the development of affordable  
18 housing.

19 (m) To ensure the ~~protection~~ *consideration* of existing  
20 neighborhoods and communities, including ~~the protection~~  
21 *consideration* of rural preservation neighborhoods and, in counties  
22 whose population is 700,000 or more, the protection of historic  
23 neighborhoods.

24 (n) To promote systems which use solar or wind energy.

25 (o) To foster the coordination and compatibility of land uses  
26 with any military installation in the city, county or region, taking  
27 into account the location, purpose and stated mission of the military  
28 installation.

29 3. The zoning regulations must be adopted with reasonable  
30 consideration, among other things, to the character of the area and  
31 its peculiar suitability for particular uses, and with a view to  
32 conserving the value of buildings and encouraging the most  
33 appropriate use of land throughout the city, county or region.

34 4. In exercising the powers granted in this section, the  
35 governing body may use any controls relating to land use or  
36 principles of zoning that the governing body determines to be  
37 appropriate, including, without limitation, density bonuses,  
38 inclusionary zoning and minimum density zoning.

39 5. As used in this section:

40 (a) "Density bonus" means an incentive granted by a governing  
41 body to a developer of real property that authorizes the developer to  
42 build at a greater density than would otherwise be allowed under the  
43 master plan, in exchange for an agreement by the developer to  
44 perform certain functions that the governing body determines to be



1 socially desirable, including, without limitation, developing an area  
2 to include a certain proportion of affordable housing.

3 (b) "Inclusionary zoning" means a type of zoning pursuant to  
4 which a governing body requires or provides incentives to a  
5 developer who builds residential dwellings to build a certain  
6 percentage of those dwellings as affordable housing.

7 (c) "Minimum density zoning" means a type of zoning pursuant  
8 to which development must be carried out at or above a certain  
9 density to maintain conformance with the master plan.

10 **Sec. 7.** NRS 278.330 is hereby amended to read as follows:

11 278.330 1. The initial action in connection with the making  
12 of any subdivision is the preparation of a tentative map.

13 2. The subdivider shall file copies of the map with the planning  
14 commission or its designated representative, or with the clerk of the  
15 governing body if there is no planning commission, together with a  
16 filing fee in an amount determined by the governing body.

17 3. The commission, its designated representative, the clerk or  
18 other designated representative of the governing body or, when  
19 authorized by the governing body, the subdivider or any other  
20 appropriate agency shall distribute copies of the map and any  
21 accompanying data to all state and local agencies and persons  
22 charged with reviewing the proposed subdivision.

23 4. If there is no planning commission, the clerk of the  
24 governing body shall submit the tentative map to the governing  
25 body at its next regular meeting.

26 5. Except as otherwise provided by subsection 6, if there is a  
27 planning commission, it shall:

28 (a) In a county whose population is 700,000 or more, *or in any*  
29 *city within such county*, within 45 days; or

30 (b) In a county whose population is less than 700,000, *or in any*  
31 *city within such county*, within 60 days,

32 ↪ after accepting as a complete application a tentative map,  
33 recommend approval, conditional approval or disapproval of the  
34 map in a written report filed with the governing body.

35 6. If the governing body has authorized the planning  
36 commission to take final action on a tentative map, the planning  
37 commission shall:

38 (a) In a county whose population is 700,000 or more, *or in any*  
39 *city within such county*, within 45 days; or

40 (b) In a county whose population is less than 700,000, *or in any*  
41 *city within such county*, within 60 days,

42 ↪ after accepting as a complete application a tentative map,  
43 approve, conditionally approve or disapprove the tentative map in  
44 the manner provided for in NRS 278.349. The planning commission  
45 shall file its written decision with the governing body.



**Sec. 8.** NRS 278.335 is hereby amended to read as follows:

278.335 1. A copy of the tentative map must be forwarded by the planning commission or its designated representative, or if there is no planning commission, the clerk or other designated representative of the governing body, for review to:

(a) The Division of Water Resources and the Division of Environmental Protection of the State Department of Conservation and Natural Resources.

(b) The district board of health acting for the Division of Environmental Protection pursuant to subsection 2.

(c) If the subdivision is subject to the provisions of NRS 704.6672, the Public Utilities Commission of Nevada.

(d) Except as otherwise provided in this paragraph, the Department of Wildlife. This paragraph does not apply if:

(1) The governing body has adopted a habitat conservation plan for multiple species of wildlife that evaluates the potential impacts to wildlife and wildlife habitats from the development of land, including, without limitation, any determination of impact to wildlife and wildlife habitat required pursuant to federal law, and the habitat conservation plan has been approved by the United States Fish and Wildlife Service; or

(2) The proposed subdivision is infill development which is proposed on a vacant or substantially vacant tract of land that is surrounded by land that is already developed.

2. In a county whose population is 100,000 or more, if the county and one or more incorporated cities in the county have established a district board of health, the authority of the Division of Environmental Protection to review and certify proposed subdivisions and to conduct construction or installation inspections must be exercised by the district board of health.

3. A district board of health which conducts reviews and inspections under this section shall consider all the requirements of the law concerning sewage disposal, water pollution, water quality and water supply facilities. At least four times annually, the district board of health shall notify the Division of Environmental Protection which subdivisions met these requirements of law and have been certified by the district board of health.

4. The State is not chargeable with any expense incurred by a district board of health acting pursuant to this section.

5. Each reviewing agency shall, within 15 days after the receipt of the tentative map, file its written comments with the planning commission or the governing body recommending approval, conditional approval or disapproval and stating the reasons therefor.

*If a reviewing agency fails to file its written comments recommending approval, conditional approval or disapproval and*



1 *stating the reasons therefor within 15 days after receipt of the*  
2 *tentative map, it shall be deemed that the reviewing agency*  
3 *recommends approval unconditionally.*

4 **Sec. 9.** NRS 278.464 is hereby amended to read as follows:

5 278.464 1. Except as otherwise provided in subsection 2, if  
6 there is a planning commission, it shall:

7 (a) In a county whose population is 700,000 or more, *or in any*  
8 *city within such county*, within 45 days; or

9 (b) In a county whose population is less than 700,000, *or in any*  
10 *city within such county*, within 60 days,

11 ↪ after accepting as a complete application a parcel map,  
12 recommend approval, conditional approval or disapproval of the  
13 map in a written report. The planning commission shall submit the  
14 parcel map and the written report to the governing body.

15 2. If the governing body has authorized the planning  
16 commission to take final action on a parcel map, the planning  
17 commission shall:

18 (a) In a county whose population is 700,000 or more, *or in any*  
19 *city within such county*, within 45 days; or

20 (b) In a county whose population is less than 700,000, *or in any*  
21 *city within such county*, within 60 days,

22 ↪ after accepting as a complete application the parcel map,  
23 approve, conditionally approve or disapprove the map. The planning  
24 commission shall file its written decision with the governing body.  
25 Unless the time is extended by mutual agreement, if the planning  
26 commission is authorized to take final action and it fails to take  
27 action within the period specified in this subsection, the parcel map  
28 shall be deemed approved.

29 3. If there is no planning commission or if the governing body  
30 has not authorized the planning commission to take final action, the  
31 governing body or, by authorization of the governing body, the  
32 director of planning or other authorized person or agency shall:

33 (a) In a county whose population is 700,000 or more, *or in any*  
34 *city within such county*, within 45 days; or

35 (b) In a county whose population is less than 700,000, *or in any*  
36 *city within such county*, within 60 days,

37 ↪ after acceptance of the parcel map as a complete application by  
38 the governing body pursuant to subsection 1 or pursuant to  
39 subsection 3 of NRS 278.461, review and approve, conditionally  
40 approve or disapprove the parcel map. Unless the time is extended  
41 by mutual agreement, if the governing body, the director of planning  
42 or other authorized person or agency fails to take action within the  
43 period specified in this subsection, the parcel map shall be deemed  
44 approved.



1 4. The planning commission and the governing body or  
2 director of planning or other authorized person or agency shall not  
3 approve the parcel map unless the person proposing to divide the  
4 land has submitted an affidavit stating that the person will make  
5 provision for the payment of the tax imposed by chapter 375 of NRS  
6 and for compliance with the disclosure and recording requirements  
7 of paragraph (f) of subsection 1 of NRS 598.0923, if applicable, by  
8 the person proposing to divide the land or any successor in interest.

9 5. Except as otherwise provided in NRS 278.463, if unusual  
10 circumstances exist, a governing body or, if authorized by the  
11 governing body, the planning commission may waive the  
12 requirement for a parcel map. Before waiving the requirement for a  
13 parcel map, a determination must be made by the county surveyor,  
14 city surveyor or professional land surveyor appointed by the  
15 governing body that a survey is not required. Unless the time is  
16 extended by mutual agreement, a request for a waiver must be acted  
17 upon:

18 (a) In a county whose population is 700,000 or more, *or in any*  
19 *city within such county*, within 45 days; or

20 (b) In a county whose population is less than 700,000, *or in any*  
21 *city within such county*, within 60 days,

22 ↪ after the date of the request for the waiver or, in the absence of  
23 action, the waiver shall be deemed approved.

24 6. A governing body may consider or may, by ordinance,  
25 authorize the consideration of the criteria set forth in subsection 3 of  
26 NRS 278.349 in determining whether to approve, conditionally  
27 approve or disapprove a second or subsequent parcel map for land  
28 that has been divided by a parcel map which was recorded within  
29 the 5 years immediately preceding the acceptance of the second or  
30 subsequent parcel map as a complete application.

31 7. An applicant or other person aggrieved by a decision of the  
32 governing body's authorized representative or by a final act of the  
33 planning commission may appeal the decision in accordance with  
34 the ordinance adopted pursuant to NRS 278.3195.

35 8. If a parcel map and the associated division of land are  
36 approved or deemed approved pursuant to this section, the approval  
37 must be noted on the map in the form of a certificate attached  
38 thereto and executed by the clerk of the governing body, the  
39 governing body's designated representative or the chair of the  
40 planning commission. A certificate attached to a parcel map  
41 pursuant to this subsection must indicate, if applicable, that the  
42 governing body or planning commission determined that a public  
43 street, easement or utility easement which will not remain in effect  
44 after a merger and resubdivision of parcels conducted pursuant to





1 NRS 278.4925 has been vacated or abandoned in accordance with  
2 NRS 278.480.

3 **Sec. 10.** NRS 278.4725 is hereby amended to read as follows:

4 278.4725 1. Except as otherwise provided in this section, if  
5 the governing body has authorized the planning commission to take  
6 final action on a final map, the planning commission shall approve,  
7 conditionally approve or disapprove the final map, basing its action  
8 upon the requirements of NRS 278.472:

9 (a) In a county whose population is 700,000 or more, *or in any*  
10 *city within such county*, within 45 days; or

11 (b) In a county whose population is less than 700,000, *or in any*  
12 *city within such county*, within 60 days,

13 ↪ after accepting the final map as a complete application. The  
14 planning commission shall file its written decision with the  
15 governing body. Except as otherwise provided in subsection 5, or  
16 unless the time is extended by mutual agreement, if the planning  
17 commission is authorized to take final action and it fails to take  
18 action within the period specified in this subsection, the final map  
19 shall be deemed approved unconditionally.

20 2. If there is no planning commission or if the governing body  
21 has not authorized the planning commission to take final action, the  
22 governing body or its authorized representative shall approve,  
23 conditionally approve or disapprove the final map, basing its action  
24 upon the requirements of NRS 278.472:

25 (a) In a county whose population is 700,000 or more, *or in any*  
26 *city within such county*, within 45 days; or

27 (b) In a county whose population is less than 700,000, *or in any*  
28 *city within such county*, within 60 days,

29 ↪ after the final map is accepted as a complete application. Except  
30 as otherwise provided in subsection 5 or unless the time is extended  
31 by mutual agreement, if the governing body or its authorized  
32 representative fails to take action within the period specified in this  
33 subsection, the final map shall be deemed approved unconditionally.

34 3. An applicant or other person aggrieved by a decision of the  
35 authorized representative of the governing body or by a final act of  
36 the planning commission may appeal the decision in accordance  
37 with the ordinance adopted pursuant to NRS 278.3195.

38 4. If the map is disapproved, the governing body or its  
39 authorized representative or the planning commission shall return  
40 the map to the person who proposes to divide the land, with the  
41 reason for its action and a statement of the changes necessary to  
42 render the map acceptable.

43 5. If the final map divides the land into 16 lots or more, the  
44 governing body or its authorized representative or the planning



1 commission shall not approve a map, and a map shall not be deemed  
2 approved, unless:

3 (a) Each lot contains an access road that is suitable for use by  
4 emergency vehicles; and

5 (b) The corners of each lot are set by a professional land  
6 surveyor.

7 6. If the final map divides the land into 15 lots or less, the  
8 governing body or its authorized representative or the planning  
9 commission may, if reasonably necessary, require the map to  
10 comply with the provisions of subsection 5.

11 7. Upon approval, the map must be filed with the county  
12 recorder. Filing with the county recorder operates as a continuing:

13 (a) Offer to dedicate for public roads the areas shown as  
14 proposed roads or easements of access, which the governing body  
15 may accept in whole or in part at any time or from time to time.

16 (b) Offer to grant the easements shown for public utilities,  
17 which any public utility may similarly accept without excluding any  
18 other public utility whose presence is physically compatible.

19 8. The map filed with the county recorder must include:

20 (a) A certificate signed and acknowledged by each owner of  
21 land to be divided consenting to the preparation of the map, the  
22 dedication of the roads and the granting of the easements.

23 (b) A certificate signed by the clerk of the governing body or  
24 authorized representative of the governing body or the secretary to  
25 the planning commission that the map was approved, or the affidavit  
26 of the person presenting the map for filing that the time limited by  
27 subsection 1 or 2 for action by the governing body or its authorized  
28 representative or the planning commission has expired and that the  
29 requirements of subsection 5 have been met. A certificate signed  
30 pursuant to this paragraph must also indicate, if applicable, that the  
31 governing body or planning commission determined that a public  
32 street, easement or utility easement which will not remain in effect  
33 after a merger and resubdivision of parcels conducted pursuant to  
34 NRS 278.4925, has been vacated or abandoned in accordance with  
35 NRS 278.480.

36 (c) A written statement signed by the treasurer of the county in  
37 which the land to be divided is located indicating that all property  
38 taxes on the land for the fiscal year have been paid.

39 9. A governing body may by local ordinance require a final  
40 map to include:

41 (a) A report from a title company which lists the names of:

42 (1) Each owner of record of the land to be divided; and

43 (2) Each holder of record of a security interest in the land to  
44 be divided, if the security interest was created by a mortgage or a  
45 deed of trust.



1 (b) The signature of each owner of record of the land to be  
2 divided.

3 (c) The written consent of each holder of record of a security  
4 interest listed pursuant to subparagraph (2) of paragraph (a), to the  
5 preparation and recordation of the final map. A holder of record  
6 may consent by signing:

7 (1) The final map; or

8 (2) A separate document that is filed with the final map and  
9 declares his or her consent to the division of land.

10 10. After a map has been filed with the county recorder, any lot  
11 shown thereon may be conveyed by reference to the map, without  
12 further description.

13 11. The county recorder shall charge and collect for recording  
14 the map a fee set by the board of county commissioners of not more  
15 than \$50 for the first sheet of the map plus \$10 for each additional  
16 sheet.

17 12. A county recorder who records a final map pursuant to this  
18 section shall, within 7 working days after he or she records the final  
19 map, provide to the county assessor at no charge:

20 (a) A duplicate copy of the final map and any supporting  
21 documents; or

22 (b) Access to the digital final map and any digital supporting  
23 documents. The map and supporting documents must be in a form  
24 that is acceptable to the county recorder and the county assessor.

25 **Sec. 11.** NRS 477.030 is hereby amended to read as follows:

26 477.030 1. Except as otherwise provided in this section, the  
27 State Fire Marshal shall enforce all laws and adopt regulations  
28 relating to:

29 (a) The prevention of fire.

30 (b) The storage and use of:

31 (1) Combustibles, flammables and fireworks; and

32 (2) Explosives in any commercial construction, but not in  
33 mining or the control of avalanches,

34 ➤ under those circumstances that are not otherwise regulated by the  
35 Division of Industrial Relations of the Department of Business and  
36 Industry pursuant to NRS 618.890.

37 (c) The safety, access, means and adequacy of exit in case of fire  
38 from mental and penal institutions, facilities for the care of children,  
39 foster homes, residential facilities for groups, facilities for  
40 intermediate care, nursing homes, hospitals, schools, all buildings,  
41 except private residences, which are occupied for sleeping purposes,  
42 buildings used for public assembly and all other buildings where  
43 large numbers of persons work, live or congregate for any purpose.  
44 As used in this paragraph, "public assembly" means a building or a  
45 portion of a building used for the gathering together of 50 or more



1 persons for purposes of deliberation, education, instruction, worship,  
2 entertainment, amusement or awaiting transportation, or the  
3 gathering together of 100 or more persons in establishments for  
4 drinking or dining.

5 (d) The suppression and punishment of arson and fraudulent  
6 claims or practices in connection with fire losses.

7 (e) The maintenance and testing of:

8 (1) Fire dampers, smoke dampers and combination fire and  
9 smoke dampers; and

10 (2) Smoke control systems.

11 ➤ Except as otherwise provided in subsection 12, the regulations of  
12 the State Fire Marshal apply throughout the State, but except with  
13 respect to state-owned or state-occupied buildings, the State Fire  
14 Marshal's authority to enforce them or conduct investigations under  
15 this chapter does not extend to a school district except as otherwise  
16 provided in NRS 393.110, or a county whose population is 100,000  
17 or more or which has been converted into a consolidated  
18 municipality, except in those local jurisdictions in those counties  
19 where the State Fire Marshal is requested to exercise that authority  
20 by the chief officer of the organized fire department of that  
21 jurisdiction or except as otherwise provided in a regulation adopted  
22 pursuant to paragraph (b) of subsection 2.

23 2. The State Fire Marshal may:

24 (a) Set standards for equipment and appliances pertaining to fire  
25 safety or to be used for fire protection within this State, including  
26 the threads used on fire hose couplings and hydrant fittings; and

27 (b) Adopt regulations based on nationally recognized standards  
28 setting forth the requirements for fire departments to provide  
29 training to firefighters using techniques or exercises that involve the  
30 use of fire or any device that produces or may be used to produce  
31 fire.

32 3. The State Fire Marshal shall cooperate with the State  
33 Forester Firewarden in the mitigation of the risk of a fire hazard  
34 from vegetation in this State pursuant to paragraph (g) of subsection  
35 1 of NRS 472.040.

36 4. The State Fire Marshal shall cooperate with the Division of  
37 Child and Family Services of the Department of Health and Human  
38 Services in establishing reasonable minimum standards for  
39 overseeing the safety of and directing the means and adequacy of  
40 exit in case of fire from foster homes.

41 5. The State Fire Marshal shall coordinate all activities  
42 conducted pursuant to 15 U.S.C. §§ 2201 et seq. and receive and  
43 distribute money allocated by the United States pursuant to that act.

44 6. Except as otherwise provided in subsection 10, the State Fire  
45 Marshal shall:



1 (a) Investigate any fire which occurs in a county other than one  
2 whose population is 100,000 or more or which has been converted  
3 into a consolidated municipality, and from which a death results or  
4 which is of a suspicious nature.

5 (b) Investigate any fire which occurs in a county whose  
6 population is 100,000 or more or which has been converted into a  
7 consolidated municipality, and from which a death results or which  
8 is of a suspicious nature, if requested to do so by the chief officer of  
9 the fire department in whose jurisdiction the fire occurs.

10 (c) Cooperate with the Commissioner of Insurance, the Attorney  
11 General and the Fraud Control Unit for Insurance established  
12 pursuant to NRS 228.412 in any investigation of a fraudulent claim  
13 under an insurance policy for any fire of a suspicious nature.

14 (d) Cooperate with any local fire department in the investigation  
15 of any report received pursuant to NRS 629.045.

16 (e) Provide specialized training in investigating the causes of  
17 fires if requested to do so by the chief officer of an organized fire  
18 department.

19 7. The State Fire Marshal shall put the National Fire Incident  
20 Reporting System into effect throughout the State and publish at  
21 least annually a summary of data collected under the System.

22 8. The State Fire Marshal shall provide assistance and  
23 materials to local authorities, upon request, for the establishment of  
24 programs for public education and other fire prevention activities.

25 9. The State Fire Marshal shall:

26 (a) Except as otherwise provided in subsection 12 and NRS  
27 393.110, assist in checking plans and specifications for construction;

28 (b) Provide specialized training to local fire departments; and

29 (c) Assist local governments in drafting regulations and  
30 ordinances,

31 ↪ on request or as the State Fire Marshal deems necessary.

32 10. Except as otherwise provided in this subsection, in a county  
33 other than one whose population is 100,000 or more or which has  
34 been converted into a consolidated municipality, the State Fire  
35 Marshal shall, upon request by a local government, delegate to the  
36 local government by interlocal agreement all or a portion of the  
37 State Fire Marshal's authority or duties if the local government's  
38 personnel and programs are, as determined by the State Fire  
39 Marshal, equally qualified to perform those functions. If a local  
40 government fails to maintain the qualified personnel and programs  
41 in accordance with such an agreement, the State Fire Marshal shall  
42 revoke the agreement. The provisions of this subsection do not  
43 apply to the authority of the State Fire Marshal to adopt regulations  
44 pursuant to paragraph (b) of subsection 2.



1 11. The State Fire Marshal may, as a public safety officer or as  
2 a technical expert on issues relating to hazardous materials,  
3 participate in any local, state or federal team or task force that is  
4 established to conduct enforcement and interdiction activities  
5 involving:

- 6 (a) Commercial trucking;
- 7 (b) Environmental crimes;
- 8 (c) Explosives and pyrotechnics;
- 9 (d) Drugs or other controlled substances; or
- 10 (e) Any similar activity specified by the State Fire Marshal.

11 12. Except as otherwise provided in this subsection, any  
12 regulations of the State Fire Marshal concerning matters relating to  
13 building codes, including, without limitation, matters relating to the  
14 construction, maintenance or safety of buildings, structures and  
15 property in this State:

16 (a) Do not apply in a county whose population is 700,000 or  
17 more , *and in any city within such county whose population is*  
18 *220,000 or more, and in a county whose population is 100,000 or*  
19 *more and less than 700,000*, which has adopted a code at least as  
20 stringent as the International Fire Code, the International Building  
21 Code and the International Wildland-Urban Interface Code,  
22 published by the International Code Council. To maintain the  
23 exemption from the applicability of the regulations of the State Fire  
24 Marshal pursuant to this subsection, the code of the county *or city*  
25 must be at least as stringent as the most recently published edition of  
26 the International Fire Code, the International Building Code and the  
27 International Wildland-Urban Interface Code within 2 years after  
28 publication of such an edition.

29 (b) Apply in a county *or city* described in paragraph (a) with  
30 respect to state-owned or state-occupied buildings or public schools  
31 in the county *or city* and in those local jurisdictions in the county *or*  
32 *city* in which the State Fire Marshal is requested to exercise that  
33 authority by the chief executive officer of that jurisdiction. As used  
34 in this paragraph, “public school” has the meaning ascribed to it in  
35 NRS 385.007.

36 **Sec. 12.** 1. On or before July 1, 2024, the governing body of  
37 each county and city shall enact by ordinance:

38 (a) An expedited process for the consideration and approval of  
39 projects for affordable housing in the county or city, as applicable.  
40 Such expedited process must be at least 50 percent faster than and  
41 allow deviation from the current process for the consideration and  
42 approval of projects for affordable housing.

43 (b) Incentives for the development of projects for affordable  
44 housing in the county or city, as applicable, that encourage the use  
45 of the expedited process required pursuant to paragraph (a).



1 2. As used in this section, “affordable housing” has the  
2 meaning ascribed to it NRS 278.0105.

3 **Sec. 13.** 1. The Legislature hereby finds and declares that the  
4 efficient and expeditious processing of land use applications and  
5 improvement plans by a governing body is important to the  
6 economic health and housing supply of this State.

7 2. By considering and adopting the amendments to the  
8 provisions of NRS 278.02327 pursuant to section 3 of this act, the  
9 Legislature recognizes the importance of an efficient and  
10 expeditious process for the review of land use applications and  
11 improvement plans.

12 **Sec. 14.** 1. The Legislature hereby finds and declares that a  
13 consistent and robust supply of housing is an important factor in the  
14 overall affordability of housing.

15 2. By considering and adopting the amendments to the  
16 provisions of NRS 278.235 pursuant to section 5 of this act, the  
17 Legislature recognizes the need for more affordable housing in this  
18 State.

19 **Sec. 15.** The provisions of NRS 354.599 do not apply to any  
20 additional expenses of a local government that are related to the  
21 provisions of this act.

22 **Sec. 16.** This act becomes effective on July 1, 2023.

