

BDR 10-249
AB 298

LOCAL GOVERNMENT
FISCAL NOTE

AGENCY'S ESTIMATES

Date Prepared: March 30, 2023

Agency Submitting: Local Government

Items of Revenue or Expense, or Both	Fiscal Year 2022-23	Fiscal Year 2023-24	Fiscal Year 2024-25	Effect on Future Biennia
Total	0	0	0	0

Explanation

(Use Additional Sheets of Attachments, if required)

See attached.

Name Michael Nakamoto

Title Chief Principal Deputy Fiscal Analyst

The following responses from local governments were compiled by the Fiscal Analysis Division. The Fiscal Analysis Division can neither verify nor comment on the figures provided by the individual local governments.

Local Government Responses
A.B. 298 / BDR 10 - 249

City/County: Carson City Approved by: Sheri Russell-Benabou, Chief Financial officer Comment:				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: Clark County Approved by: Rachel Stevens, Principal Management Analyst Comment: Section 3 of the bill would exempt a transfer of real property to a resident who attests they will use the property as their primary residence from paying real property transfer tax. This exemption would be effective July 1, 2023 through December 31, 2024. Real property transfers are not identified as residential versus non-residential, nor is there an indication of primary residence. Approximately 45.6% of County parcels are reported as a primary residence to the County Assessor. Assuming 45.6% of transfers are also primary residences, the bill would create 14,243 exemptions under this assumption. In fiscal year 2024, Clark County is projected to receive \$28.6 million in revenue from real property transfer tax, or \$916 per transfer. The additional exemptions would result in an estimated fiscal year 2024 revenue loss to Clark County of \$13 million. Due to the December 31, 2024 expiration of the exemption, the fiscal year 2025 revenue loss is estimated at half the fiscal year 2024 amount, with no effect in future biennia.				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Has Impact	\$0	(\$13,050,000)	(\$6,500,000)	\$0

City/County: Douglas County Approved by: Terri Willoughby, Chief Financial Officer Comment:				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: Elko County Approved by: Susan Paprocki, Comptroller Comment: Cannot be determined. Unknown how many renters would qualify to purchase rental property.				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **Humboldt County**

Approved by: Tia H. Lange, Humboldt County Recorder

Comment: The BDR is too vague to tell what the impact would be. There is no way to determine how many renters would qualify for this exemption as most are in apartment buildings. The affect to the county would be the 1% collection fee from \$1.30 per \$500.

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **Lincoln County**

Approved by: Denice Brown, Administrative Assistant

Comment:

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: **Lyon County**

Approved by: Josh Foli, Comptroller

Comment: This bill will temporarily eliminate real property transfer tax, which is remitted through consolidated tax, to the County for purchases of primary residences from July 1, 2023 through December 31, 2024.

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Has Impact	\$0	\$350,000	\$175,000	\$0

City/County: **Pershing County**

Approved by: Karen Wesner, Administrative Assistant

Comment:

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: **White Pine County**

Approved by: Kathy Workman, Finance Director

Comment:

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: **City of Boulder City**

Approved by: Angela Manninen, Acting Finance Director

Comment: This would have a small impact on Consolidated Tax with the removal of RPTT for occupied homeowners.

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **City of Elko**

Approved by: Kelly Wooldridge, City Clerk

Comment:

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: **City of Henderson**

Approved by: Mike Cathcart, Business Operations Manager

Comment: The fiscal impact of this legislation cannot be determined. It would be dependent on the volume of transactions.

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **City of Las Vegas**

Approved by: Jackie Bruno, Management Analyst I

Comment: The addition of language in the bill as number 15, section 3, is anticipated to result in a loss of revenue on a portion of the total real property transfer tax revenue to the city of Las Vegas. However, due to broad exemption language, we are unable to calculate the loss of revenue at this time.

Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: City of Reno Approved by: Jordan Hosmer-Henner, Urban Economist Comment: By expanding exemptions for the real property transfer tax this bill will reduce city revenue in an amount that cannot be known without the values of properties exempted.				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: City of Sparks Approved by: Tiffany Pugh, Accounting Manager Comment:				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: City of West Wendover Approved by: Alina Ceballos, Chief Financial Officer Comment: no fiscal impact				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

School District: Clark County School District Approved by: Dillon Kay, Director II - Budget Comment: No financial impact.				
Impact	FY 2022-23	FY 2023-24	FY 2024-25	Future Biennia
No Impact	\$0	\$0	\$0	\$0

The following cities/counties did not provide a response: Churchill County, Esmeralda County, Eureka County, Lander County, Mineral County, Nye County, Storey County, City of Caliente, City of Carlin, City of Ely, City of Fallon, City of Fernley, City of Mesquite, City of North Las Vegas, City of Wells, City of Winnemucca, and City of Yerington.