



81st (2021) Session of the Nevada Legislature

NHC Legislative Update – Feb 15

- [2021 NHC Legislative Agenda](#)
- Distributed every Monday by email to NHC Members – Not a member? [Join HERE](#).
- Useful links and resources included in email

Bills of Interest

[AB3](#), which allows for the electronic recordation of (subdivision) maps, had its first hearing on 2/12 in Assembly Government Affairs. Lots of questions about security of signatures and assurance of proper sequence of sign-offs, but generally positive hearing. NHC submitted a letter of support in advance of the hearing.

[AB90](#) was introduced, which would allow an adjacent county or city within such county to seek to identify impacts of “projects of inter-county significance” in terms of impacts **on the local government** on utilities, roads, schools and housing units and to negotiate compensation from the county where the project is located. It appears to be targeted at large projects (one of the triggers would be creation of 938 or more jobs)

Please note that, unless otherwise explicitly stated, a mention of bills in the NHC Weekly Legislative Update does not imply support or opposition.

2021 Legislature Week 2 Review

The 2021 Session is still grinding to a start, it feels. Only 256 bills have been introduced out of the approximately 900 Bill Draft Request (BDRs) that have been registered. And, none of the tax initiative petitions (3 mining related, 2 education-funding related) have been introduced yet. Nor has the “Innovation Zone County” bill that has received media attention. Interestingly, from a housing perspective, a (potential) bill draft in circulation indicates such an area can have no residents at the time the application to form such a county is filed.

The expected “lobbyist bill” has (as we say) dropped, [AB110](#). It adapts the traditional lobbyist rules to the current virtual setting. When it passes, be aware, you are welcome to meet with your (as in, you live in their district) Senator and Assemblyperson, but unless you are registered as a lobbyist or accompanied by a lobbyist, you may not meet (by phone, Zoom, or in person) with other elected officials. You may, however, share your opinion on bills, including during hearings, through multiple vehicles. See [Options for Testimony and Public Comment](#) courtesy of Senator Julia Ratti’s office.

NEXT UP ON THE CALENDAR

Just two bills with a connection to housing or development are on the calendar so far; however, additional bills are likely to be calendared during the week. Visit [Meetings and Floor Sessions](#) to check agendas of committees during the week.

SB72 – a bill related to Common Interest Communities, aka Home Owner Associations

SB106 – Uniform Easement Relocation Act

NHC BILL TRACKER

NHC Priority Bills

BILL/BDR	REQUESTOR	DESCRIPTION	TITLE/COMMENTS	STATUS	NHC Priority
SB12	Advisory Committee on Housing	Revises provisions relating to affordable housing	AN ACT relating to housing; requiring an owner of certain housing that is financed by tax credits or other money provided by a government agency to provide certain notices before terminating a restriction relating to the affordability of the housing; setting forth requirements for such notice; authorizing the Housing Division of the Department of Business and Industry to impose an administrative fine upon an owner who fails to provide such notice; authorizing the Division to prohibit an owner who terminates an affordability restriction from applying for certain tax credits	Referred to S. Gov	Production and Preservation
BDR 651	Sen. Ratti	Revises provisions related to affordable housing	Due to COVID-19, extend the timeline for the state tax credit program and make technical adjustments to improve the mechanics of implementation to fully leverage the Federal low-income housing tax credit program		Production and Preservation
BDR 807	Assm. Marzola	Revises provisions governing affordable housing	For jurisdictions of 100,000 or greater, as part of their existing annual report to the Nevada Housing Division tracking how they maintain, develop and preserve affordable housing, include the additional measures in lieu fees and residential, commercial, and/or industrial linkage fees; strengthen and make more meaningful the local governments' affordable housing plans to forecast creation or preservation of affordable housing units		Production and Preservation
BDR 850	Assm. Summers-Armstrong	Revises provisions governing zoning districts	Allow local jurisdictions to utilize in lieu and residential, commercial, and/or industrial linkage fees to enable shared responsibility and opportunity for public and private sectors to develop/preserve affordable housing; such tools could only be utilized as a part of comprehensive local affordable housing plans and would be restricted to use for affordable housing		Production and Preservation
BDR 778	Assm. Gonzalez	Revises provisions governing housing	Provide statewide policy for Source of Income protection to mitigate barriers to affordable housing and promote equity in housing		Access and Equity

Bills on the Radar

NHC is tracking 48 housing related bills at this time. As Bill language becomes available, the Policy Committee will review and recommend support, oppose, monitor, or remove from further consideration. Stay tuned to this space to see NHC's positions going forward.

BILL/BDR	REQUESTOR	DESCRIPTION	TITLE/COMMENTS	STATUS	NHC Position
AB003	Nevada League of Cities	Revises provisions relating to the finalization and recordation of development maps	AN ACT relating to land use planning; revising provisions concerning the electronic transmission of certain maps and other documents relating to the approval of divisions of land	Referred to A. Gov 2/3 req	SUPPORT

NHC POLICY COMMITTEE MEETINGS

The Nevada Housing Coalition (NHC) Policy Committee is a working group established to support the policy priorities of NHC and its members. The policy committee will keep the NHC mission as its foundation which is to create sustainable solutions through community awareness, capacity building, and advocacy to ensure housing options for all Nevadans.

[NHC LEGISLATIVE AGENDA](#)

The NHC Policy Committee meets bi-weekly during the session. You must be a member of NHC in good standing in order to join the committee. Contact NHC Executive Director Christine Hess if you are interested in being on the front line of NHC policy work!

DATE: Every other Thursday

TIME: 8:00 - 9:00 am

LOCATION: ZOOM Meeting Credentials Upon Request

CONTACT US

For more information, contact NHC Executive Director, Christine Hess

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