

Amendment No. 22

Assembly Amendment to Senate Bill No. 6 First Reprint (BDR S-12)

Proposed by: Speaker of the Assembly

Amends: Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: No

ASSEMBLY ACTION			Initial and Date	SENATE ACTION			Initial and Date		
Adopted	☐	Lost	☐	_____	Adopted	☐	Lost	☐	_____
Concurred In	☐	Not	☐	_____	Concurred In	☐	Not	☐	_____
Receded	☐	Not	☐	_____	Receded	☐	Not	☐	_____

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of green bold underlining is newly added language; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) ~~fuchsia double strikethrough~~ is new language in the bill proposed to be deleted in this amendment; (6) orange double underlining is deleted language in the original bill that is proposed to be retained in this amendment.

SHORT FORM AMENDMENT

Section 3 of this act is the only section affected by this amendment.

BJF



Date: 11/16/2025

S.B. No. 6—Revises the Windsor Park Environmental Justice Act. (BDR S-12)



Section 3 of Senate Bill No. 6 First Reprint is hereby amended as follows:

Sec. 3. Section 9 of the Windsor Park Environmental Justice Act, being chapter 531, Statutes of Nevada 2023, at page 3540, is hereby amended to read as follows:

Sec. 9. 1. The Housing Division shall establish and administer a program pursuant to which the owner of ~~that~~:

(a) A single-family residence in the Windsor Park neighborhood who owns that residence on ~~July 1, 2023,~~ **August 1, 2025**, may exchange that single-family residence for another single-family residence constructed in accordance with this section.

(b) *A vacant lot in the Windsor Park neighborhood who owned a single-family residence in the Windsor Park neighborhood that was formerly located on that vacant lot, or the descendant of such an owner, and who owns that vacant lot on August 1, 2025, may exchange that vacant lot for another vacant lot in an area as near as reasonably practicable to the Windsor Park neighborhood in accordance with this section. The owner or descendant of such an owner must be offered the opportunity to exchange a vacant lot in the Windsor Park neighborhood for a vacant lot that is located in the Cibola Park area of the City and that is available to be exchanged in accordance with any agreements between the City, Clark County and the Housing Division, before being offered any other vacant lot.*

2. For the purposes of the program established pursuant to this section, a person may establish that he or she is the owner of a single-family residence or a vacant lot in the Windsor Park neighborhood on August 1, 2025, by:

(a) Executing an affidavit, under penalty of perjury, that he or she acquired title to the single-family residence or vacant lot from a deceased relative by operation of law; and

(b) Presenting to the Housing Division, or the governmental agency, nonprofit corporation or other entity selected by the Housing Division pursuant to subsection 3, any of the following evidence of ownership:

(1) An original deed, deed of trust, bill of sale or land installment contract;

(2) A current property tax bill and proof of payment of property taxes for the immediately preceding 15 years;

(3) A certified copy of a will naming the applicant as heir to the property along with a death certificate;

(4) Any evidence that the applicant is the heir to the property, including, without limitation, proof that the applicant has lived in the single-family residence since childhood, a family tree or a history of property tax payments;

(5) Any evidence that the applicant has had physical occupation of the single-family residence or has acted as owner of the single-family residence for the immediately preceding 15 years, including, without limitation, a history of property tax payments or a history of the payment of utility bills; or

(6) Any other documentation to establish ownership or inheritance of the single-family residence, including, without limitation, notarized documentation or letters from family members.

~~{2-}~~ 3. The Housing Division shall apply for any available grants of money from the Federal Government to carry out the provisions of sections 1 to 9.7, inclusive, of this act and shall select a governmental agency, nonprofit corporation or other entity engaged in the development of affordable housing to develop single-family residences on vacant land ~~{adjacent}~~ *in areas as near as reasonably practicable* to the Windsor Park neighborhood. The governmental agency, nonprofit corporation or other entity selected by the Housing Division pursuant to this subsection shall, in accordance with a financing agreement entered into pursuant to subsection ~~{5-}~~ 6, contract with qualified professionals for a study of vacant land adjacent to the Windsor Park neighborhood that could be acquired to ensure that such land will not subside, acquire vacant land adjacent to the Windsor Park neighborhood if the study finds that such land will not subside and enter into contracts to develop and construct single-family residences on that land. In awarding such contracts, a preference with a relative weight of 5 percent must be assigned to an applicant that is a business in which at least 50 percent of the interest is owned by a resident or former resident of the Windsor Park neighborhood. Any restriction on the price which the Housing Division may pay to acquire a parcel of real property does not apply to an acquisition pursuant to this section.

~~{3-}~~ 4. The number of single-family residences constructed pursuant to this section must be ~~{sufficient in number to enable each household residing in a single-family residence in}~~ *determined based on a list of residents of the Windsor Park neighborhood {on July 1, 2023, to obtain such} who are eligible to exchange that residence for a single-family residence {, and the} constructed pursuant to this section, as verified by the Housing Division. The* single-family residences constructed pursuant to this section must enable ~~{a household residing in}~~ *an owner of a single-family residence in the Windsor Park neighborhood on {July 1, 2023,} August 1, 2025, to obtain a single-family residence with at least the same amount of square footage as the residence in the Windsor Park neighborhood. The number of vacant lots acquired pursuant to this section must be sufficient in number and size to enable each owner described in paragraph (b) of subsection 1 of a vacant lot in the Windsor Park neighborhood who owned a vacant lot in the Windsor Park neighborhood on August 1 2025, to exchange the vacant lot in the Windsor Park neighborhood for a vacant lot with at least the same number of acres as the vacant lot in the Windsor Park neighborhood.*

~~{4-}~~ 5. The City shall grant the employees and representatives of the governmental entity, nonprofit corporation or other entity selected by the Housing Division, and the Housing Division, access to any right-of-way owned or controlled by the City and access to any lots owned by the City within the Windsor Park neighborhood when such access is necessary to carry out the provisions of this section, and the City shall not unreasonably withhold such access.

~~{5-}~~ 6. The governmental entity, nonprofit corporation or other entity selected by the Housing Division pursuant to subsection ~~{2-}~~ 3, the City and the Housing Division shall enter into an agreement to finance the development and construction of single-family residences pursuant to this section. The agreement must require:

(a) The use of money appropriated or authorized by the Legislature to the Housing Division for the purposes set forth in this section.

(b) Any other money from any public or private source, including, without limitation, any gift, grant, appropriation or contribution, available to be used for the purposes set forth in this section.

~~6-1~~ 7. *For the purpose of constructing, financing and conveying property pursuant to this section, the entity selected by the Housing Division pursuant to subsection 3 may own and hold title to, in the name of the entity, any property acquired to carry out the provisions of this section. The entity selected by the Housing Division pursuant to subsection 3 shall not use the property acquired pursuant to this section for any purpose other than the purposes set forth in this section.*

8. Upon the issuance of a certificate of occupancy for each single-family residence constructed pursuant to this section, the owner of a single-family residence in the Windsor Park neighborhood who owns that residence on ~~July 1, 2023,~~ *August 1, 2025*, may exchange that single-family residence for a single-family residence which was constructed pursuant to this section and which has at least the same amount of square footage as the residence being exchanged. If the single-family residence being exchanged is:

(a) Encumbered by a mortgage or deed of trust, the single-family residence may not be exchanged unless the existing mortgage or deed of trust is paid in full ~~or transferred to the new single-family residence.~~ *To the extent necessary to facilitate an exchange of a single-family residence pursuant to this section, the* Housing Division shall provide assistance to arrange any financing necessary to pay off the existing mortgage or deed of trust, including, without limitation, any down payment assistance available under any program administered by the Housing Division. *The amount of the existing mortgage or deed of trust paid off through any assistance provided by the Housing Division pursuant to this paragraph must not exceed the payoff amount as of May 25, 2025, and any amount necessary to cure interest, fees or arrearages incurred after May 25, 2025.*

(b) *Encumbered by any other lien that would prevent the exchange of the single-family residence, the Housing Division may provide assistance in arranging financing to pay off any such lien or may provide such financial assistance as is necessary to ~~discharge the lien,~~ facilitate the exchange of a single-family residence pursuant to this section.*

(c) Leased to a tenant occupying the single-family residence under a lease agreement, the lease agreement remains in effect with the same terms and conditions.

~~Any~~

9. *The Housing Division may require any transaction for the exchange of a single-family residence or vacant lot pursuant to subsection 8 to be closed through an escrow process, with an American Land Title Association owner's policy of title insurance showing only permitted encumbrances and the lien required to be recorded pursuant to subsection 10. Any recording fees, any fees to prepare or file documents and any other fees or charges necessary to complete a transaction for the exchange of a single-family residence or vacant lot for a single-family residence which was constructed pursuant to this section must be paid by the Housing Division from money appropriated to the Housing Division for the purpose of carrying out the provisions of the Windsor Park Environmental Justice Act.*

1 10. The Housing Division shall file for record in the office of the
2 county recorder a lien on each single-family residence and vacant lot
3 acquired by an owner of a single-family residence or vacant lot in the
4 Windsor Park neighborhood in an exchange conducted pursuant to this
5 ~~{subsection may not be sold for a period of}~~ section to secure repayment to
6 the Housing Division of an amount equal:

7 (a) The value of the single-family residence or vacant lot at the time
8 it was acquired;

9 (b) Any fees or charges paid by the Housing Division pursuant to
10 subsection 9 with respect to the single-family residence or vacant lot;

11 (c) Any relocation expenses paid pursuant to section 9.3 of the
12 Windsor Park Environmental Justice Act, as amended by section 4 of this
13 act; and

14 (d) Any amount of a mortgage or deed of trust, or any other lien, paid
15 off pursuant to subsection 8,

16 ↪ if the single-family residence or vacant lot is sold or transferred, except
17 for a transfer that is exempt pursuant to NRS 375.090 from the taxes
18 imposed pursuant to chapter 375 of NRS, at any time within 5 years after
19 the date of the recording of the lien.

20 11. The amount of any repayment due pursuant to subsection 10
21 must not exceed the net proceeds of the sale or transfer, after payment of
22 all superior liens and reasonable closing costs. The lien filed pursuant to
23 subsection 10 must state the amount secured by the lien. A lien under this
24 subsection is prior to all other liens and encumbrances on the unit except
25 liens for taxes and other governmental assessments, charges or liens
26 against the single-family residence and any first mortgage or deed of trust
27 on the single-family residence acquired pursuant to this section. The lien
28 filed pursuant to subsection 10 expires 5 years after the ~~{single family~~
29 ~~residence is acquired, except that such a single family residence may be~~
30 ~~transferred in a transaction that is exempt from the taxes imposed by~~
31 ~~chapter 375 of NRS pursuant to NRS 375.090.~~

32 ~~—7—~~ filing of the certificate ~~is~~ except for any portion of the lien
33 securing any debt paid off or transferred to facilitate an exchange of a
34 single-family residence pursuant to this section. Any amount paid to the
35 Housing Division pursuant to this subsection must be deposited with the
36 State Treasurer for credit to the State General Fund.

37 12. Until July 1, 2057, a single-family residence acquired pursuant
38 to subsection 7 is entitled to an exemption from property taxes that is
39 equal to the difference between the taxes levied on the single-family
40 residence that was acquired pursuant to subsection 7, as determined
41 pursuant to NRS 361.225 and 361.227, on the date on which that single-
42 family residence was acquired, and the taxes levied on the single-family
43 residence in the Windsor Park neighborhood that was exchanged, as
44 determined pursuant to NRS 361.225 and 361.227, for the fiscal year in
45 which the single-family residence in the Windsor Park neighborhood was
46 exchanged. The provisions of NRS 361.4722, 361.4723 and 361.4724
47 apply to the calculation of the taxes on the single-family residence levied
48 on the single-family residence acquired pursuant to subsection 7.

49 13. The taxes imposed pursuant to chapter 375 of NRS do not apply
50 to any transfer of property pursuant to the provisions of the Windsor Park
51 Environmental Justice Act by the governmental agency, nonprofit
52 corporation or other entity that has entered into an agreement pursuant
53 to subsection 6, or an affiliate of such an entity, or a transfer of property

pursuant to the provisions of this Act to or from a resident of the Windsor Park neighborhood, or the owner of a vacant lot in the Windsor Park neighborhood, who is exchanging a single-family residence or a vacant lot pursuant to the Windsor Park Environmental Justice Act.

14. The power, sewer and other connection fees imposed by the City on a single-family residence in the Windsor Park neighborhood must be transferred to a single-family residence acquired pursuant to this section as the power, sewer and the connections fees to be imposed on that single-family residence.

~~14.~~ 15. *It is the intent of the Legislature that because of the conditions existing in the Windsor Park neighborhood, as described in section 2 of the Windsor Park Environmental Justice Act, and because it is the intent of the Legislature that the single-family residences and vacant lots in the Windsor Park neighborhood that are exchanged pursuant to this section be demolished and replaced by a park pursuant to subsection 16, an owner of a single-family residence or vacant lot in the Windsor Park neighborhood who is voluntarily exchanging the single-family residence or vacant lot for a new single-family residence or vacant lot under the provisions of this section is making such an exchange because of the destruction, in whole or in part, of the single-family residence or vacant lot as a result of the conditions described in section 2 of the Windsor Park Environmental Justice Act or under threat of the requisition or condemnation of the property for the purposes of 26 U.S.C. § 1033.*

16. Any property in the Windsor Park neighborhood that is exchanged pursuant to this section must be used only for the purposes of a public park to memorialize the past and present residents of the Windsor Park neighborhood ~~to~~, *which must be available for use, without charge, to schools and churches that serve the Windsor Park neighborhood. For the purposes of creating the public park, the entity selected by the Housing Division pursuant to subsection 3 to develop single-family residences must be engaged under an agreement with the Housing Division, which may act as custodian of the land on which the park is to be constructed and may consult with entities that applied for or received any grants of money to construct City View Park in the Windsor Park neighborhood. The agreement must be separate from any agreement entered into pursuant to subsection 6, for any additional work necessary to develop and construct the public park, including, without limitation, the demolition of any residences transferred pursuant to this section and, if necessary to construct a park pursuant to this subsection, the acquisition of any parcel of land owned by a private party on which a residence is located that has not been transferred pursuant to this section. Any agreement for the demolition of the residences pursuant to this subsection is exempt from the provisions of state law governing the award of a contract by governmental entities, and any payments pursuant to such an agreement, including, without limitation, any payments to acquire any parcel of land owned by a private party on which a residence is located that has not been transferred pursuant to this section, must be paid entirely from money appropriated by the Legislature for that purpose. The agreement may authorize the retention or reuse of existing public or private infrastructure and materials used in connection with such infrastructure, including, without limitation, streets, sidewalks, lighting, water meters, curbs and foundations, if such retention or reuse*

1 *is safe and cost-effective. After the demolition of the residences pursuant*
2 *to this subsection, the City shall maintain the property as a public park*
3 *for the purposes described in this subsection.*