
ASSEMBLY BILL NO. 423—ASSEMBLYMEN FREEMAN, GIBBONS,
HUMKE, LESLIE AND EVANS

MARCH 8, 1999

Referred to Committee on Taxation

SUMMARY—Revises provisions regarding taxation of real property. (BDR 32-867)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: Yes.

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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 taxation of real property; exempting property acquired by the Nevada Nature Conservancy from taxation; increasing the provisions for relief from property tax for certain elderly persons; and providing other matters properly relating thereto.

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

- 1 **Section 1.** NRS 361.111 is hereby amended to read as follows:
2 361.111 1. All real property and improvements thereon acquired by
3 the Nature Conservancy ***or the Nevada Nature Conservancy*** and held for
4 ultimate acquisition by the state or a local governmental unit are exempt
5 from taxation except as otherwise provided in subsections 2 and 3.
6 2. When ~~the Nature Conservancy~~ ***either organization*** transfers
7 property it has held for purposes of conservation to any person,
8 partnership, association, corporation or entity other than the state or a local
9 governmental unit, the property must be assessed at the rate set for first-
10 class pasture by the Nevada tax commission for each year it was exempt
11 pursuant to subsection 1 and the taxes must be collected as other taxes
12 under this chapter are collected.
13 3. When ~~the Nature Conservancy~~ ***either organization*** transfers
14 property it has held for purposes other than conservation to any person,
15 partnership, association, corporation or entity other than the state or a local
16 governmental unit, the tax imposed by this chapter must be assessed
17 against the property for each year it was exempt pursuant to subsection 1
18 and collected in the manner provided in this chapter.

4. The Nevada tax commission shall adopt regulations specifying the criteria for determining when property has been held by ~~the Nature Conservancy~~ **either organization** for purposes of conservation.

Sec. 2. NRS 361.833 is hereby amended to read as follows:

361.833 1. A senior citizen whose home is placed upon the secured or unsecured tax roll, who has owned the home and maintained it as his primary residence since July 1 immediately preceding the filing of his claim and whose household income is within one of the income ranges for which assistance is provided pursuant to this subsection is entitled to a refund of the property tax accrued against his home to the extent determined by the percentage shown opposite his household income range on the schedule below, as that income range is adjusted pursuant to subsection 3:

PERCENT TAX			
Percent of			
INCOME RANGE			Claimant's
If the Amount of			Property Tax
Applicant's Household But Not			Accrued Allowable
Income Is Over			as Assistance Is
\$0–	[\$12,700] \$12,900	90	
12,700] 12,900–	[14,800] 15,000	80	
14,800] 15,000–	[17,000] 17,250	50	
17,000] 17,250–	[19,100] 19,400	25	
19,100] 19,400–	[21,500] 21,800	10	

2. The amount of the refund must not exceed the amount of the accrued property tax or \$500, whichever is less.

3. The monetary amounts shown for each income range in subsection 1 must be adjusted for each fiscal year by adding to each amount the product of the amount shown multiplied by the percentage increase in the Consumer Price Index from ~~December 1997 to the December~~ **July 1998 to the July** preceding the fiscal year for which the adjustment is calculated.

Sec. 3. NRS 361.833 is hereby amended to read as follows:

361.833 1. A senior citizen whose home is placed upon the secured or unsecured tax roll, who has owned the home and maintained it as his primary residence since July 1 immediately preceding the filing of his claim and whose household income is within one of the income ranges for which assistance is provided pursuant to this subsection is entitled to a refund

of

1 the property tax accrued against his home to the extent determined by the
2 percentage shown opposite his household income range on the schedule
3 below, as that income range is adjusted pursuant to subsection 3:

PERCENT TAX			
Percent of			
INCOME RANGE		Claimant's	
If the Amount of		Property Tax	
Applicant's Household		Accrued Allowable	
Income Is Over	But Not	as Assistance Is	
	Over		
\$0– \$12,900	90 95		
12,900–	15,000	80	
15,000–	17,250	50	
17,250–	19,400	25	
19,400–	21,800	10	

2. The amount of the refund must not exceed ~~the amount of the~~
~~accrued property tax or \$500, whichever is less.~~ **\$1,100.**

3. The monetary amounts shown for each income range in subsection
1 **and the maximum amount set forth in subsection 2** must be adjusted for
each fiscal year by adding to each amount the product of the amount
shown multiplied by the percentage increase in the Consumer Price Index
from July 1998 to the July preceding the fiscal year for which the
adjustment is calculated.

Sec. 4. NRS 361A.286 is hereby amended to read as follows:

361A.286 1. The deferred tax and penalty assessed pursuant to NRS
361A.280 and 361A.283 are a perpetual lien until paid as provided in NRS
361.450. If the property continues to be used exclusively for agricultural
use or approved open-space use for 7 fiscal years after the date of
attachment, the lien for that earliest year expires. The lien is for an
undetermined amount until the property is converted and the amount is
determined pursuant to NRS 361A.280. Any liens calculated and recorded
before July 1, 1989, for property that had not been converted shall be
deemed to have expired on that date.

2. If agricultural or open-space real property receiving agricultural or
open-space use assessment is sold or transferred to an ownership making it
exempt from taxation ad valorem, any such liens for deferred taxes must
be canceled, except for such liens on property acquired by the Nature
Conservancy ~~or~~ **or the Nevada Nature Conservancy.**

- 1 3. The provisions of this section do not apply to any portion of
- 2 agricultural or open-space real property if the deferred tax and any penalty
- 3 have been paid pursuant to NRS 361A.265.
- 4 4. Each year, the county assessor must record a list of parcel numbers
- 5 and owner's names for all parcels on which a lien exists pursuant to
- 6 subsection 1.
- 7 **Sec. 5.** 1. This section and sections 1 and 4 of this act become
- 8 effective on July 1, 1999.
- 9 2. Section 2 of this act becomes effective on July 1, 2000.
- 10 3. Section 3 of this act becomes effective on July 1, 2001.

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