

(REPRINTED WITH ADOPTED AMENDMENTS)
SECOND REPRINT A.B. 407

ASSEMBLY BILL NO. 407—ASSEMBLYMEN CLABORN,
KOIVISTO, COLLINS, MCCLAIN AND OCEGUERA

MARCH 16, 2001

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing development projects on which prevailing wage must be paid. (BDR 22-1196)

FISCAL NOTE: Effect on Local Government: No.
 Effect on the State: No.

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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 community redevelopment; revising the provisions governing development projects on which the prevailing wage must be paid; 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 279.500 is hereby amended to read as follows:
2 279.500 1. The provisions of NRS 338.010 to 338.090, inclusive,
3 apply to any contract for new construction, repair or reconstruction which
4 is awarded on or after October 1, 1991, by an agency for work to be done
5 in a project ~~H~~, ***other than a project to construct, repair or reconstruct***
6 ***dwelling units for low-income households.***
7 2. If an agency provides property for development at less than the fair
8 market value of the property, or provides financial incentives to the
9 developer with a value of more than \$100,000, the agency must ~~provide in~~
10 ~~the~~ ***enter into a written*** agreement with the developer ***which must provide***
11 that the development project is subject to the provisions of NRS 338.010 to
12 338.090, inclusive, to the same extent as if the agency had awarded the
13 contract for the project. This subsection applies only to the project covered
14 by the agreement between the agency and the developer. This subsection
15 does not apply to future development of the property unless additional
16 financial incentives with a value of more than \$100,000 are provided to the
17 developer.
18 3. ***The fair market value of property for development which is***
19 ***provided to a developer pursuant to subsection 2 must be determined by a***
20 ***person who is certified as a general appraiser pursuant to chapter 645C***
21 ***of NRS using generally accepted appraisal standards, principles and***



- 1 *procedures. The appraisal must be performed not more than 12 months*
2 *before the date on which the developer and the agency enter into an*
3 *agreement pursuant to subsection 2. The fair market value of such*
4 *property must reflect any costs associated with the preparation of the*
5 *property for development which were incurred by the agency.*
6 4. *A financial incentive must be included in the calculation of the*
7 *value of financial incentives provided to a developer prescribed in*
8 *subsection 2 if the agreement between the agency and the developer*
9 *pursuant to subsection 2 did not provide for the recovery of the financial*
10 *incentive and:*
11 (a) *The developer or any partner, director or officer of the developer*
12 *acted in a capacity to encourage or influence the agency to provide the*
13 *financial incentive.*
14 (b) *The financial incentive was a gift, grant, donation or loan.*
15 (c) *The financial incentive was not a gift, grant, donation or loan and*
16 *the agency incurred the costs for the financial incentive within the 60*
17 *months immediately preceding the date on which the agency and the*
18 *developer entered into the agreement.*
19 5. *An agency shall not:*
20 (a) *Divide a project into separate portions;*
21 (b) *Divide the financial incentives provided to a developer; or*
22 (c) *Provide money or property to a different public body,*
23 *to evade the provisions of this section.*
24 6. *As used in this section:*
25 (a) *“Financial incentive” includes, without limitation, gifts, grants,*
26 *donations, loans and the costs incurred by the agency for:*
27 (1) *Assembling real property into parcels suitable for development.*
28 (2) *Developing property pursuant to NRS 279.474 or 279.486.*
29 (3) *Exercising the power of eminent domain.*
30 (4) *Relocating facilities for public utilities and other infrastructure.*
31 (5) *Making improvements to infrastructure that would be required*
32 *for the approval of an application for a permit to develop property.*
33 (b) *“Future development” does not include improvements made for*
34 *the first tenant of a project, unless such improvements were made more*
35 *than 60 months after the development was completed.*
36 (c) *“Infrastructure” has the meaning ascribed to it in NRS 278.02535.*

