

(REPRINTED WITH ADOPTED AMENDMENTS)
FIRST REPRINT A.B. 430

ASSEMBLY BILL NO. 430—ASSEMBLYMEN CEGAVSKE AND HETTRICK

MARCH 19, 2001

Referred to Committee on Government Affairs

SUMMARY—Authorizes general improvement districts in certain counties to charge owners of dwelling units which receive services provided by district for which owners are not being charged. (BDR 25-1275)

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 general improvement districts; authorizing a general improvement district in certain counties to charge owners of dwelling units which receive services provided by the district for which the owners are not being charged; 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.** Chapter 318 of NRS is hereby amended by adding thereto a
2 new section to read as follows:
3 1. *If an employee of a general improvement district or other person*
4 *has a reasonable belief that a dwelling unit exists that is not currently*
5 *being charged for services provided by a general improvement district in*
6 *a county whose population is less than 400,000, the employee or other*
7 *person may submit an affidavit to the board of trustees of the district,*
8 *setting forth the facts upon which the employee or other person bases his*
9 *belief, including, without limitation, personal knowledge and visible*
10 *indications of use of the property as a dwelling unit.*
11 2. *If a board of trustees receives an affidavit described in subsection*
12 *1, the board may set a date for a hearing to determine whether the unit*
13 *referenced in the affidavit is being used as a dwelling unit. At least 30*
14 *days before the date of such a hearing, the board shall send a notice by*
15 *certified mail, return receipt requested, to the owner of the property*
16 *where the unit referenced in the affidavit is located at the address listed*
17 *in the real property assessment roll in the county in which the property is*
18 *located. The notice must:*
19 (a) *Specify the purpose, date, time and location of the hearing;*
20 (b) *Include a request to allow inspection of the unit within 5 days after*
21 *receipt of the notice and include the name and telephone number of a*



1 *person whom the owner may contact regarding his decision whether to*
2 *allow inspection; and*
3 *(c) Advise the owner that denial of the request for inspection of the*
4 *unit or failure to respond to the request shall be deemed an admission*
5 *that the unit is being used as a dwelling unit and, as such, the board may*
6 *adopt a resolution to charge the owner for the services provided by the*
7 *district to the dwelling unit as set forth in subsection 3.*
8 *3. The board may adopt a resolution by the affirmative votes of not*
9 *less than two-thirds of the total membership of the board to charge the*
10 *owner pursuant to NRS 318.197 for the services provided by the district*
11 *to the dwelling unit, commencing with the services provided on the date*
12 *on which the resolution is adopted, if:*
13 *(a) The owner denies a request for inspection of the unit or fails to*
14 *respond to the request for inspection; or*
15 *(b) After the hearing, the board determines that the unit referenced in*
16 *the affidavit is being used as a dwelling unit.*
17 *4. As used in this section:*
18 *(a) "Dwelling unit" means a structure that is designed for residential*
19 *occupancy by one or more persons for living and sleeping purposes,*
20 *consisting of one or more rooms, including a bathroom and kitchen. The*
21 *term does not include a hotel or a motel.*
22 *(b) "Kitchen" means a room, all or part of which is designed or used*
23 *for storage, refrigeration, cooking and preparation of food.*
24 *(c) "Owner" means a person to whom the parcel of real property upon*
25 *which the unit referenced in an affidavit submitted pursuant to*
26 *subsection 1 is located is assessed in the most recent assessment roll*
27 *available.*

