

SENATE BILL No. 238—COMMITTEE ON TAXATION

FEBRUARY 23, 2001

Referred to Committee on Taxation

SUMMARY—Makes various changes relating to tax on transfer of real property.  
(BDR 32-138)

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

CONTAINS UNFUNDED MANDATE §§ (4, 5)  
(NOT REQUESTED BY AFFECTED LOCAL GOVERNMENT)

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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; providing certain rights for taxpayers of the tax on the transfer of real property; establishing provisions relating to the collection and enforcement of the tax on the transfer of real property; eliminating certain exemptions from the tax on the transfer of real property; 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 375 of NRS is hereby amended by adding thereto  
2     the provisions set forth as sections 2 to 24, inclusive, of this act.  
3     **Sec. 2.** *Section 3 of this act may be cited as the Taxpayers' Bill of*  
4     *Rights for Taxes on the Transfer of Real Property.*  
5     **Sec. 3.** *1. The legislature hereby declares that each taxpayer has*  
6     *the right:*  
7     *(a) To be treated by officers and employees of the county recorder*  
8     *with courtesy, fairness, uniformity, consistency and common sense.*  
9     *(b) To a prompt response from the county recorder to each*  
10    *communication from the taxpayer.*  
11    *(c) To provide the minimum documentation and other information as*  
12    *may reasonably be required by the county recorder to carry out his*  
13    *duties.*  
14    *(d) To be notified, in writing, by the county recorder whenever an*  
15    *officer or employee of the county recorder determines that the taxpayer is*  
16    *entitled to an exemption or has been taxed more than is required*  
17    *pursuant to this chapter.*



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1 (e) To written instructions indicating how the taxpayer may petition  
2 for a refund for overpayment of real property transfer tax, interest or  
3 penalties.

4 (f) To recover an overpayment of real property transfer tax promptly  
5 upon the final determination of such an overpayment.

6 (g) To obtain specific advice from the county recorder concerning real  
7 property transfer tax.

8 (h) In any meeting with the county recorder, including an audit,  
9 conference, interview or hearing:

10 (1) To an explanation by an officer, agent or employee of the  
11 county recorder that describes the procedures to be followed and the  
12 rights of the taxpayer thereunder;

13 (2) To be represented by himself or anyone who is otherwise  
14 authorized by law to represent him before the county recorder;

15 (3) To make an audio recording using the taxpayer's equipment  
16 and at the taxpayer's expense; and

17 (4) To receive a copy of any document or audio recording made by  
18 or in the possession of the county recorder relating to the determination  
19 or collection of any tax for which the taxpayer is assessed pursuant to  
20 this chapter, upon payment of the actual cost to the county recorder of  
21 making the copy.

22 (i) To a full explanation of the authority of the county recorder to  
23 collect the real property transfer tax or to collect delinquent real property  
24 transfer tax, including, without limitation, the procedures and notices for  
25 review and appeal that are required for the protection of the taxpayer. An  
26 explanation which meets the requirements of this section must also be  
27 included with each notice to a taxpayer that an audit will be conducted by  
28 the county.

29 (j) To the immediate release of any lien which the county recorder has  
30 placed on real property for the nonpayment of the real property transfer  
31 tax when:

32 (1) The tax is paid;

33 (2) The period of limitation for collecting the tax expires;

34 (3) The lien is the result of an error by the county recorder;

35 (4) The county recorder determines that the taxes, interest and  
36 penalties are secured sufficiently by a lien on other real property;

37 (5) The release or subordination of the lien will not jeopardize the  
38 collection of the taxes, interest and penalties; or

39 (6) The release of the lien will facilitate the collection of the taxes,  
40 interest and penalties.

41 (k) To be free from harassment and intimidation by an officer or  
42 employee of the county recorder for any reason.

43 2. The provisions of this chapter governing the administration and  
44 collection of taxes by the county recorder must not be construed in such  
45 a manner as to interfere or conflict with the provisions of this section or  
46 any applicable regulations.

47 3. The provisions of this section apply to the administration and  
48 collection of taxes pursuant to this chapter.



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- 1     **Sec. 4.** *The county recorder shall cause:*  
2         1. *To be prepared in simple nontechnical terms a pamphlet setting*  
3         *forth the Taxpayers' Bill of Rights for Taxes on the Transfer of Real*  
4         *Property.*  
5         2. *A copy of the pamphlet to be distributed:*  
6             (a) *To each taxpayer upon request; and*  
7             (b) *With each notice to a taxpayer that an audit will be conducted by*  
8             *the county recorder.*  
9     **Sec. 5.** *The county recorder shall provide each taxpayer who it*  
10     *determines may be liable for taxes pursuant to this chapter with*  
11     *simplified written instructions concerning the rights and responsibilities*  
12     *of the taxpayer, including the:*  
13         1. *Keeping of records sufficient for audit purposes;*  
14         2. *Procedures for paying the real property transfer tax; and*  
15         3. *Procedures for challenging any liability for real property transfer*  
16         *tax, penalties or interest and for requesting refunds of erroneously paid*  
17         *real property transfer tax, including the steps for appealing a denial*  
18         *thereof.*  
19     **Sec. 6.** *The county recorder shall provide a taxpayer with a response*  
20     *to any written request submitted by the taxpayer that relates to a real*  
21     *property transfer tax within 30 days after it receives the request.*  
22     **Sec. 7.** *A taxpayer is entitled to receive on any overpayment of the*  
23     *real property transfer tax a refund together with interest at a rate*  
24     *determined pursuant to NRS 17.130. No interest is allowed on a refund*  
25     *of any penalties or interest on the real property transfer tax that is paid*  
26     *by a taxpayer.*  
27     **Sec. 8.** *With regard to the administration of the real property*  
28     *transfer tax, the county recorder shall apply the following principles:*  
29         1. *Forms, instructions and regulations governing the computation of*  
30         *the amount of tax due must be brief and easily understood.*  
31         2. *In cases where another authority, such as the United States or this*  
32         *state, also imposes a tax upon the same property or revenue, the*  
33         *mechanism for collecting the tax imposed by the county must be as*  
34         *nearly compatible with the collection of the other taxes as is feasible.*  
35         3. *Unless a change is made necessary by statute or to preserve*  
36         *compatibility with a tax imposed by another authority, the forms,*  
37         *instructions and regulations must remain the same from year to year, to*  
38         *make the taxpayer's liability as predictable as is feasible.*  
39         4. *Exemptions or waivers, where permitted by statute, must be*  
40         *granted:*  
41             (a) *Equitably among eligible taxpayers; and*  
42             (b) *As sparingly as is consistent with the legislative intent, to retain*  
43             *the broadest feasible base for the tax.*  
44     **Sec. 9.** *If an officer or employee of the county recorder determines*  
45     *that a taxpayer is entitled to an exemption or has been taxed more than is*  
46     *required by law, he shall give written notice of that determination to the*  
47     *taxpayer. The notice must:*



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1     1. Be given within 30 days after the officer or employee makes his  
2     determination or, if the determination is made as a result of an audit,  
3     within 30 days after the completion of the audit; and

4     2. If appropriate, include instructions indicating the manner in  
5     which the taxpayer may petition for a refund of any overpayment.

6     **Sec. 10.** The county recorder shall:

7     1. Conduct and apply audits and other procedures for enforcement  
8     as uniformly as is feasible.

9     2. Collect real property transfer tax due in an equitable manner, so  
10    that every taxpayer pays the full amount imposed by law.

11    **Sec. 11.** 1. The county recorder may audit all records relating to  
12    the collection and calculation of the real property transfer tax. If the  
13    county recorder deems it necessary to conduct an audit, the audit must be  
14    completed within 3 years after the date of the original recording of the  
15    document that evidences the transfer of property for which the tax was  
16    imposed.

17    2. The county recorder may issue subpoenas to require the  
18    production of documents necessary for him to determine the amount of  
19    real property transfer tax due pursuant to this chapter or to determine  
20    whether a person qualifies for an exemption from taxes pursuant to this  
21    chapter. The county recorder may have the subpoenas served, and upon  
22    application of the district attorney, to any court of competent jurisdiction,  
23    enforced in the manner provided by law for the service and enforcement  
24    of subpoenas in a civil action.

25    **Sec. 12.** 1. If an audit is conducted by the county recorder  
26    pursuant to the provisions of this chapter, the date on which the audit  
27    will be completed must be included in the notice to the taxpayer that the  
28    audit will be conducted.

29    2. The date on which the audit will be completed may be extended by  
30    the county recorder if the county recorder gives prior written notice of  
31    the extension to the taxpayer. The notice must include an explanation of  
32    the reason or reasons that the extension is required.

33    3. If, after the audit, the county recorder determines that delinquent  
34    taxes are due, interest and penalties may not be imposed for the period of  
35    the extension if the taxpayer did not request the extension or was not  
36    otherwise the cause of the extension.

37    **Sec. 13.** 1. The county recorder may waive any real property  
38    transfer tax, penalty and interest owed by the taxpayer if the taxpayer  
39    meets the criteria adopted by regulation. If a waiver is granted pursuant  
40    to this subsection, the county shall prepare and maintain on file a  
41    statement that contains:

42    (a) The reason for the waiver;

43    (b) The amount of the tax, penalty and interest owed by the taxpayer;  
44    and

45    (c) The amount of the tax, penalty and interest waived by the county.

46    2. If the county recorder or a designated hearing officer finds that  
47    the failure of a person to make a timely payment of the real property  
48    transfer tax imposed is the result of circumstances beyond his control  
49    and occurred despite the exercise of ordinary care and without intent to



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1 *avoid such payment, the county recorder may relieve him of all or part of*  
2 *any interest or penalty or both.*

3 *3. If a person proves to the satisfaction of the county recorder that he*  
4 *has in good faith remitted the real property transfer tax in reliance upon*  
5 *written advice provided by an officer or employee of the county recorder,*  
6 *an opinion of the district attorney or attorney general, or the written*  
7 *results of an audit of his records conducted by the county recorder, the*  
8 *county recorder may not require the taxpayer to pay delinquent taxes,*  
9 *penalties or interest if the county recorder determines after the*  
10 *completion of a subsequent audit that the taxes the taxpayer remitted*  
11 *were deficient.*

12 **Sec. 14.** *Any amount determined to be refundable by the county*  
13 *recorder after an audit must be refunded to the taxpayer. If it is not*  
14 *possible to determine who paid the tax, the refund must be split equally*  
15 *between the seller and buyer.*

16 **Sec. 15.** *1. After reviewing a petition for a refund, the county*  
17 *recorder or his designee shall approve or disapprove the refund. If the*  
18 *county recorder approves the refund, he shall grant the refund to the*  
19 *taxpayer.*

20 *2. If the county recorder denies a refund, the petitioner may file a*  
21 *written notice of appeal to the county recorder within 45 days after the*  
22 *date the county recorder decides to deny the petition. If notice is not*  
23 *received by the county recorder within 45 days after his decision to deny*  
24 *the petition, the decision of the county recorder is final.*

25 *3. If the county recorder receives a timely notice of appeal pursuant*  
26 *to subsection 2, he shall set a date for a hearing before a hearing officer*  
27 *and notify the parties of the date, place and time of the hearing.*

28 **Sec. 16.** *1. Any person who is aggrieved by a decision of the county*  
29 *recorder made pursuant to this chapter may appeal the decision by filing*  
30 *a notice of appeal with the county recorder within 30 days after service of*  
31 *the decision upon that person.*

32 *2. A hearing officer, appointed by the county, may review any*  
33 *decision made by the county recorder and may reverse, affirm or modify*  
34 *any decision of the county recorder. A hearing officer appointed*  
35 *pursuant to this section must not be an employee of the county recorder's*  
36 *office. A decision of a hearing officer is a final decision for purposes of*  
37 *judicial review.*

38 *3. Service of a decision made by the county recorder or a hearing*  
39 *officer pursuant to this chapter must be made personally or by certified*  
40 *mail. If service is made by certified mail:*

41 *(a) The decision must be enclosed in an envelope that is addressed to*  
42 *the taxpayer at his address as it appears on the declaration of value or in*  
43 *the records of the county.*

44 *(b) It is deemed to be complete at the time the appropriately addressed*  
45 *envelope containing the decision is deposited with the United States*  
46 *Postal Service.*

47 *4. All decisions of the county recorder made pursuant to this chapter*  
48 *are final unless appealed.*



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- 1     5. *A county recorder or local government that is a party and is*  
2 *aggrieved by the decision of the hearing officer may seek judicial review*  
3 *of the decision in the district court of that county.*
- 4     **Sec. 17.** *In an action relating to a tax imposed pursuant to this*  
5 *chapter, process must be served:*
- 6         1. *In accordance with the requirements for service of process set*  
7 *forth in the Nevada Rules of Civil Procedure; or*
- 8         2. *By serving both the buyer and the seller at their place of residence*  
9 *in this state or their last known address.*
- 10    **Sec. 18.** *A certificate by the county recorder stating that real*  
11 *property has been released from a lien imposed pursuant to this chapter*  
12 *is conclusive evidence that the property has been released.*
- 13    **Sec. 19.** 1. *The amounts, including interest and penalties, required*  
14 *to be paid by any person pursuant to this chapter must be satisfied first*  
15 *if:*
- 16         (a) *The person is insolvent;*  
17         (b) *The person makes a voluntary assignment of his assets;*  
18         (c) *The estate of the person in the hands of executors, administrators*  
19 *or heirs, before distribution, is insufficient to pay all the debts due from*  
20 *the deceased; or*
- 21         (d) *The estate and effects of an absconding, concealed or absent*  
22 *person required to pay any amount by force of such a revenue act are*  
23 *levied upon by process of law.*
- 24         2. *This section does not give the county recorder a preference over:*
- 25                 (a) *Any recorded lien that attached before the date when the amounts*  
26 *required to be paid became a lien; or*
- 27                 (b) *Any costs of administration, funeral expenses, expenses of*  
28 *personal illness, family allowances or debts preferred pursuant to federal*  
29 *law or wages as provided in NRS 150.220.*
- 30    **Sec. 20.** 1. *The county or its authorized representative may issue a*  
31 *warrant for the enforcement of a lien and for the collection of any*  
32 *delinquent tax that is administered pursuant to this chapter:*
- 33         (a) *Within 3 years after the person is delinquent in the payment of the*  
34 *tax; or*
- 35         (b) *Within 5 years after the last recording of a certificate copy*  
36 *constituting a lien for the tax.*
- 37         2. *The warrant must be directed to a sheriff or constable and has the*  
38 *same effect as a writ of execution.*
- 39         3. *The warrant must be levied and sale made pursuant to the warrant*  
40 *in the same manner and with the same effect as a levy of and a sale*  
41 *pursuant to a writ of execution.*
- 42    **Sec. 21.** *The county may pay or advance to the sheriff or constable*  
43 *the same fees, commissions and expenses for acting upon the warrant as*  
44 *are provided by law for acting upon a writ of execution. The county must*  
45 *approve the fees for publication in a newspaper. Approval from a court is*  
46 *not required for the publication.*
- 47    **Sec. 22.** 1. *If a person is delinquent in the payment of the real*  
48 *property transfer tax or has not paid the amount of a deficiency*  
49 *determination, the county may bring an action in a court of this state, a*



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1 court of any other state or a court of the United States that has competent  
2 jurisdiction to collect the delinquent or deficient amount, penalties and  
3 interest. The action:

4 (a) May not be brought if the decision that the payment is delinquent  
5 or that there is a deficiency determination is on appeal to a hearing  
6 officer pursuant to section 16 of this act.

7 (b) Must be brought not later than 3 years after the payment became  
8 delinquent or the determination became final.

9 2. The district attorney shall prosecute the action. The provisions of  
10 the Nevada Revised Statutes, Nevada Rules of Civil Procedure and  
11 Nevada Rules of Appellate Procedure relating to service of summons,  
12 pleadings, proofs, trails and appeals are applicable to the proceedings. In  
13 the action, a writ of attachment may issue. A bond or affidavit is not  
14 required before an attachment may be issued.

15 3. In an action, a certificate by the county recorder showing the  
16 delinquency is prima facie evidence of:

17 (a) The determination of the tax or the amount of the tax;

18 (b) The delinquency of the amounts; and

19 (c) The compliance by the county recorder with all the procedures  
20 required by law relating to the computation and determination of the  
21 amounts.

22 **Sec. 23.** The lien may, within 5 years after the date of the judgment  
23 or within 5 years after the last extension of the lien in a manner provided  
24 in this chapter, be extended by recording in the office of the county  
25 recorder a certified copy of the judgment, and from the time of that  
26 recording, the lien must be extended upon the property in that county for  
27 5 years unless sooner released or otherwise discharged.

28 **Sec. 24.** 1. If any real property transfer tax imposed pursuant to  
29 this chapter is not paid when due, the county may, within 3 years after  
30 the date that the tax was due, record a certificate in the office of the  
31 county recorder which states:

32 (a) The amount of the real property transfer tax and any interest or  
33 penalties due;

34 (b) The name and address of the person who is liable for the amount  
35 due as they appear on the records of the county; and

36 (c) That the county recorder has complied with all procedures  
37 required by law for determining the amount due.

38 2. From the time of the recording of the certificate, the amount due,  
39 including interest and penalties, constitutes:

40 (a) A lien upon the real property for which the tax was due if the  
41 person who owes the tax still owns the property; or

42 (b) A demand for payment if the property has been sold or otherwise  
43 transferred to another person.

44 3. The lien has the effect and priority of a judgment lien and  
45 continues for 5 years after the time of the recording of the certificate  
46 unless sooner released or otherwise discharged.

47 4. Within 5 years after the date of the judgment or within 5 years  
48 after the date of the last extension of the lien pursuant to this subsection,  
49 the lien may be extended by recording a certified copy of the judgment in



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1 *the office of the county recorder. From the time of recording the*  
2 *judgment, the lien is extended for 5 years, unless sooner released or*  
3 *otherwise discharged.*

4 **Sec. 25.** NRS 375.010 is hereby amended to read as follows:

5 375.010 The following terms, wherever used or referred to in this  
6 chapter, have the following meaning unless a different meaning clearly  
7 appears in the context:

8 1. "Buyer" means a person or other legal entity acquiring title to any  
9 estate or present interest in real property in this state by deed, including,  
10 without limitation, a grantee or other transferee of real property.

11 2. "Deed" means every instrument in writing, except a last will and  
12 testament, whatever its form, and by whatever name it is known in law, by  
13 which title to any estate or present interest in real property, including a  
14 water right, permit, certificate or application, is conveyed or transferred to,  
15 and vested in, another person, but does not include a lease for any term of  
16 years, ~~for~~ an easement ~~or~~, *a deed of trust or common law mortgage*  
17 *instrument that encumbers real property, an affidavit of surviving tenant*  
18 *or a conveyance of a right of way.*

19 3. "Escrow" means the delivery of a deed by the seller into the hands  
20 of a third person, including an attorney, title company, real estate broker or  
21 other person engaged in the business of administering escrows for  
22 compensation, to be held by the third person until the happening of a  
23 contingency or performance of a condition, and then to be delivered by the  
24 third person to the buyer.

25 4. "Seller" means a person or other legal entity transferring title to any  
26 estate or present interest in real property in this state by deed, including,  
27 without limitation, a grantor or other transferor of real property.

28 5. "Value" means:

29 (a) In the case of any deed not a gift, the amount of the full ~~for actual~~  
30 ~~consideration~~ *purchase price* paid or to be paid for the real property ~~for~~  
31 ~~excluding the amount of any lien or liens assumed.~~

32 (b) In the case of a gift, or any deed with nominal consideration or  
33 without stated consideration, the estimated ~~price the real property would~~  
34 ~~bring in an open market and under the then prevailing market conditions in~~  
35 ~~a sale between a willing seller and a willing buyer, both conversant with~~  
36 ~~the property and with prevailing general price levels.~~ *fair market value of*  
37 *the property.*

38 *As used in this section, "estimated fair market value" means the*  
39 *estimated price the real property would bring on the open market in a*  
40 *sale between a willing buyer and a willing seller. Such price may be*  
41 *derived from the assessor's taxable value or the prior purchase price, if*  
42 *the prior purchase was within the 5 years immediately preceding the date*  
43 *of valuation, whichever is higher.*

44 **Sec. 26.** NRS 375.020 is hereby amended to read as follows:

45 375.020 1. A tax, at the rate of:

46 (a) In a county whose population is 400,000 or more, \$1.25; and

47 (b) In a county whose population is less than 400,000, 65 cents,

48 for each \$500 of value or fraction thereof, is hereby imposed on each deed  
49 by which any lands, tenements or other realty is granted, assigned,



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1 transferred or otherwise conveyed to, or vested in, another person, if the  
2 consideration or value of the interest or property conveyed ~~is exclusive of~~  
3 ~~the value of any lien or encumbrance remaining on the interest or property~~  
4 ~~at the time of sale.~~ exceeds \$100.

5 2. The amount of tax must be computed on the basis of the value of the  
6 transferred real property as declared pursuant to NRS 375.060.

7 **Sec. 27.** NRS 375.030 is hereby amended to read as follows:

8 375.030 1. If any deed evidencing a transfer of title subject to the tax  
9 imposed by NRS 375.020 and, if applicable, NRS 375.025, is offered for  
10 recordation, the county recorder shall compute the amount of the tax due  
11 and shall collect that amount before acceptance of the deed for recordation.

12 2. The buyer and seller are jointly and severally liable for the payment  
13 of the taxes imposed by NRS 375.020 and 375.025 and any penalties and  
14 interest imposed pursuant to subsection 3. The escrow holder is not liable  
15 for the payment of the taxes imposed by NRS 375.020 and 375.025 or any  
16 penalties or interest imposed pursuant to subsection 3.

17 3. If after recordation of the deed, the county recorder disallows an  
18 exemption that was claimed at the time the deed was recorded or through  
19 audit or otherwise determines that an additional amount of tax is due, the  
20 county recorder shall promptly notify the *person who requested the*  
21 *recording of the deed and the* buyer ~~for seller, or both,~~ *and seller* of the  
22 additional amount of tax due. ~~In addition to the additional amount~~  
23 ~~determined to be due,~~ *If the additional amount of tax is not paid within*  
24 *30 days after the date the buyer and seller are notified,* the county  
25 recorder shall impose a penalty of 10 percent of the additional amount due  
26 in addition to interest at the rate of 1 ~~1/2~~ percent per month, or portion  
27 thereof, of the additional amount due calculated from the date of the  
28 original recordation of the deed on which the additional amount is due  
29 through the date on which the additional amount due, penalty and interest  
30 are paid to the county recorder.

31 4. This section does not prohibit a buyer and seller from agreeing by  
32 contract or otherwise that one party or the other will be responsible for the  
33 payment of the tax due pursuant to this chapter, but such an agreement  
34 does not affect the ability of the county recorder to collect the tax and any  
35 penalties and interest from either the buyer or the seller.

36 **Sec. 28.** NRS 375.090 is hereby amended to read as follows:

37 375.090 The tax imposed by NRS 375.020 and 375.025 does not apply  
38 to:

39 1. ~~Any transaction wherein an interest in real property is encumbered~~  
40 ~~for the purposes of securing a debt.~~ *A mere change in identity, form or*  
41 *place of organization, such as a transfer between a corporation and its*  
42 *parent corporation, a subsidiary or an affiliated corporation if the*  
43 *affiliated corporation has identical common ownership.*

44 2. A transfer of title to ~~for from~~ the United States, any territory or  
45 state or any agency, department, instrumentality or political subdivision  
46 thereof.

47 3. A transfer of title recognizing the true status of ownership of the real  
48 property.



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- 1 4. A transfer of title without consideration from one joint tenant or  
2 tenant in common to one or more remaining joint tenants or tenants in  
3 common.
- 4 5. A transfer of title to community property without consideration  
5 when held in the name of one spouse to both spouses as joint tenants or  
6 tenants in common, or as community property.
- 7 6. A transfer of title between spouses, including gifts.
- 8 7. A transfer of title between spouses to effect a property settlement  
9 agreement or between former spouses in compliance with a decree of  
10 divorce.
- 11 8. A transfer of title to or from a trust, if the transfer is made without  
12 consideration ~~or~~, *and is made to or from:*  
13 *(a) The trustor of the trust;*  
14 *(b) The trustor's legal representative; or*  
15 *(c) A person related to the trustor in the first degree of*  
16 *consanguinity.*  
17 *As used in this subsection, "legal representative" has the meaning*  
18 *ascribed to it in NRS 167.020.*
- 19 9. Transfers, assignments or conveyances of unpatented mines or  
20 mining claims.
- 21 10. A transfer, assignment or other conveyance of real property to a  
22 corporation or other business organization if the person conveying the  
23 property owns 100 percent of the corporation or organization to which the  
24 conveyance is made.
- 25 11. A transfer, assignment or conveyance of real property if the owner  
26 of the property is related to the person to whom it is conveyed within the  
27 first degree of consanguinity.
- 28 12. The making, delivery or filing of conveyances of real property to  
29 make effective any plan of reorganization or adjustment:
- 30 (a) Confirmed under the Bankruptcy Act, as amended, ~~{Title 11 of~~  
31 ~~U.S.C.;~~ *11 U.S.C. §§ 101 et seq.;*
- 32 (b) Approved in an equity receivership proceeding involving a railroad ,  
33 as defined in the Bankruptcy Act; *or*
- 34 (c) Approved in an equity receivership proceeding involving a  
35 corporation, as defined in the Bankruptcy Act, ~~;~~ ~~or~~
- 36 ~~—(d) Whereby a mere change in identity, form or place of organization is~~  
37 ~~effected, such as a transfer between a corporation and its parent~~  
38 ~~corporation, a subsidiary of an affiliated corporation.]~~
- 39 if the making, delivery or filing of instruments of transfer or conveyance  
40 occurs within 5 years after the date of the confirmation, approval or  
41 change.
- 42 13. The making or delivery of conveyances of real property to make  
43 effective any order of the Securities and Exchange Commission if:
- 44 (a) The order of the Securities and Exchange Commission in obedience  
45 to which the transfer or conveyance is made recites that the transfer or  
46 conveyance is necessary or appropriate to effectuate the provisions of  
47 section 11 of the Public Utility Holding Company Act of 1935, 15 U.S.C.  
48 § 79k;



\* S B 2 3 8 R 2 \*

1 (b) The order specifies and itemizes the property which is ordered to be  
2 transferred or conveyed; and  
3 (c) The transfer or conveyance is made in obedience to the order.  
4 14. A transfer to ~~for from~~ an educational foundation. As used in this  
5 subsection, "educational foundation" has the meaning ascribed to it in  
6 subsection 3 of NRS 388.750.  
7 15. A transfer to ~~for from~~ a university foundation. As used in this  
8 subsection, "university foundation" has the meaning ascribed to it in  
9 subsection 3 of NRS 396.405.  
10 16. A transfer, assignment or other conveyance of real property to a  
11 corporation sole from another corporation sole. As used in this subsection,  
12 "corporation sole" means a corporation which is organized pursuant to the  
13 provisions of chapter 84 of NRS.  
14 **Sec. 29.** NRS 375.100 is hereby amended to read as follows:  
15 375.100 The county recorder shall refuse to record any deed or  
16 conveyance upon which a tax is imposed by this chapter if the tax has not  
17 been paid ~~+~~ *and is not subject to liability for refusing to record a deed or*  
18 *conveyance for which a tax imposed pursuant to this chapter has not*  
19 *been paid.*  
20 **Sec. 30.** The provisions of subsection 1 of NRS 354.599 do not apply  
21 to any additional expenses of a local government that are related to the  
22 provisions of this act.  
23 **Sec. 31.** 1. This section and sections 1 to 12, inclusive, and 24 to 30,  
24 inclusive, of this act become effective on October 1, 2001.  
25 2. Sections 13 to 23, inclusive, of this act become effective on  
26 January 1, 2002.

