

DISCLAIMER

Electronic versions of the exhibits in these minutes may not be complete.

This information is supplied as an informational service only and should not be relied upon as an official record.

Original exhibits are on file at the Legislative Counsel Bureau Research Library in Carson City.

Contact the Library at (775) 684-6827 or library@lcb.state.nv.us.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

May 6, 2003

Nevada State Assembly
Committee on Government Affairs

Re: SB54

Dear Chairman and Committee Members:

This letter is to recap some important facts about this bill.

This bill would enable counties, other than Clark county, to collect delinquent charges for sewerage, storm drainage or water service, or any combination of those services on the tax roll.

This language was inserted into NRS 244.36605 because this section already enables local governments to collect delinquent sewer bills through the property tax procedures.

This section is limited to counties whose population is less than 400,000.

When this bill was drafted it was recognized that it would affect both owner occupied and rental properties. By municipal statute in most of the state, property owners, not necessarily the property occupants, are responsibility for paying municipal utility bills. In Carson City, the number of water turn offs in 2002 for owner occupied housing was about the same as for rental properties. Still, the incentive for an owner to keep the utilities current so as to avoid a lien is higher than for a tenant, should the tenant be delegated responsibility for keeping the utility charges current by the property owner. To ensure that landlords are aware of any upcoming local ordinance change that would try to take advantage of the new authority granted by SB54, there are several landlord informational actions that would be performed.

1. A notice in all utility bills describing the lien process for unpaid utility bills.
2. Notification to the multiple listing service.
3. Publicity in the local newspaper.
4. A paid advertisement in the local newspaper.
5. An informational note in the next annual property tax bill.
6. Direct mail contact with licensed property management companies and known landlords informing them of this change.

ALVIN P. KRAMER, TREASURER

201 North Carson Street, Suite #5 • Carson City, Nevada 89701
(775) 887-2092 • Fax: (775) 887-2139

Treasurer
Extension
1500

Tax Receiver
Extension
1504

Business License
Extension
1503 & 1506

Parking Enforcement

Water/Sewer Collection

ASSEMBLY GOVERNMENT AFFAIRS

DATE: 5-7-03 ROOM: 3143 EXHIBIT C

SUBMITTED BY: ALVIN KRAMER

PAGE 1 of 6

7. Notification of the Chamber of Commerce.
8. Should our billing system permit, a notice on all delinquent bills.

In addition, Carson would allow, in the municipal ordinance, a landlord to exempt his rental property from the non turn off provision.

These actions would serve to protect the interests of the owners of rental properties and permit owner occupants greater flexibility in paying their utility obligations.

Sincerely,



Alvin P. Kramer
Carson City Treasurer

Nannett Moffett
2135 Bristol Place
Carson City, NV 89703

February 13, 2003

Senator Ann O'Connell
Committee on Government Affairs
Nevada State Senate


RE: SB54

Dear Senator O'Connell:

I have had the opportunity to discuss this bill with Al Kramer, Carson City Treasurer. He has pointed out that this bill, if made law, would not mandate that delinquent utility bills be put on the tax bill but that they could. It would leave room for the local ordinance, enacted to take advantage of this law change, to specify the details. He has assured me that when Carson City writes this municipal code change, my input would be solicited to allow land owners to opt out their property from having delinquent utility charges automatically be collected with property taxes and continue the current practice of enforcing utility payments by terminating water service for that property.

With that assurance I can fully support SB54.

Sincerely,



Nannette Moffett
Nannette Realty

FAX 887-2102

2-11-03

AL Kramer, City Treasurer

Subject: SB 54

I am a real estate businessman in
Canon City, Nevada. I have been
in the real estate property management
business for over 30 years and
support the passage of SB 54.

Canon City Utilities provides a good service
to the community and should be paid
for these services. If not paid for these
services, a lien placed on the residential
property is appropriate in my mind, and
does not appear to be out of line. A letter
to the property owner of this action would be
helpful.

George Quasthas

P.O. Box 2121

Canon City, NV 89702

775-883-0378

Carson City's Organization
of the year for 1992

Us Dept of Housing and Urban
Development "Best Practices 2000"
Award



FRIENDS IN SERVICE HELPING
CARSON CITY, NEVADA 89708

138 E. LONG STREET -

Our mission: To provide food,
clothing, and shelter to the
homeless and hungry within our
mission area, with the objective to
provide programs and referrals for
families and individuals so they
may become self sufficient.

TELEPHONE (775) 882-5448

Mr. Al Kramer
Treasurer
Carson City, Nevada

RE: Support for SB54

Dear Al,

I am happy to present this letter supporting SB54.

Your creative efforts to bring the payment of water
bills to a system that is parallel to the system now
employed in the payment of other services is certainly
something that we should enact.

As I understand it, delinquent water bills would simply
be added to the tax billing. Therefore the problems of
emergency water shut offs which the private charitable
sector is frequently called upon to solve would cease.
The cities would be assured of collection of this bill
in the normal course of tax collection rather than
having to shut off water without mercy on needy people.

You and I have worked on several serious hardship cases
in the past. The only solution has been to divert
charitable donated dollars from our usual mission to
one of providing water. That problem is very serious
for mothers with children or seniors. As a city
official, you have had no real choice but to enforce
the regulations which placed these people in jeopardy.

You have my support.

Monte C. Fast
Executive Director

BOARD OF DIRECTORS

Walter Pearson, CPA, Chair
Richard Chambers, Treasurer
Theodore M. Tristram, Chair Elect
John D. Davis, Secretary
Sally Shaw
Carol Perry
Rev. Len Smith
Terry Zuercher
Marti Cole
Louis Holland, Esq.
Kelly Toulouse

STAFF

Monte C. Fast
Executive Director

Sam Caldwell, M.D.,
Counselor

Reed Robbins
Human Services

Charles Daniels
Family Services Specialist

Jeffrey L. Fast
City of Gardnerville Thrift &
Donor Property Human Services

Juan Delgado
Supervisor Thrift Store

Angie Gallages
Iron County Thrift

Terry Hansen
Iron County Homeless Shelter

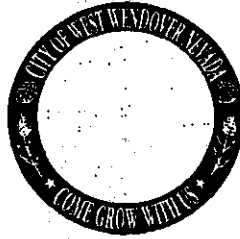
Denise Probst
Bookkeeping

Dalai Marlene
Iron County Dining Room

James McMullen
Food Department

Call 721-9965

PAGE 5 of 6



CITY OF WEST WENDOVER

P.O. Box 2825, West Wendover, NV 89883 Office (775) 664-3081 Fax (775) 664-3720

February 12, 2003

Al Kramer
Carson City Treasurer
201 North Carson Street
Suite # 5
Carson City, Nevada 89701

Sent by facsimile.

Subject: Senate Bill No. 54—Senator Amodei

To Whom It May Concern:

This letter is to express our support for Senate Bill No. 54.

Collection of delinquent utility bills has been a problem for the City of West Wendover for many years. This legislation will provide us with another avenue to assist in our collection efforts.

Thank you for your consideration of this matter.

Sincerely,

Leon H. Flinders
Chief Financial Officer