
ASSEMBLY BILL NO. 433—ASSEMBLYMEN HARDY, SIBLEY,
GANSERT, GOICOECHEA AND GRADY

MARCH 25, 2005

JOINT SPONSORS: SENATORS HARDY AND BEERS

Referred to Committee on Growth and Infrastructure

SUMMARY—Provides for statewide property tax credit for owners
and renters. (BDR S-1018)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: 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 property; requiring the Department
of Taxation to prepare a statewide property tax credit for
owners and renters of certain 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.** 1. For the Fiscal Years 2005-2006 and 2006-
2 2007, the Department of Taxation shall determine the amount of the
3 tax credit to be allowed pursuant to the provisions of this section.
4 The amount of the credit must be determined each year by dividing
5 \$118,000,000 by the sum of:
6 (a) The number of parcels of real property in this State that are
7 subject to the taxes ad valorem levied on real property pursuant to
8 chapter 361 of NRS; and
9 (b) An estimate of the number of units rented in this State as
10 primary residences, including mobile home lots.
11 2. The Department of Taxation shall notify the county auditor
12 of each county of the amount determined for the tax credit for the
13 ensuing fiscal year. The county auditor shall, in extending the tax



1 roll, provide a credit in the amount determined by the Department of
2 Taxation for each property owner.

3 3. A property owner shall apply to the county treasurer for an
4 additional credit in the amount determined by the Department of
5 Taxation for each unit rented by the property owner as a primary
6 residence, including mobile home lots, on July 1 of the respective
7 fiscal year. Upon approval of the additional credit, the owner shall:

8 (a) Deduct the amount of the credit from his tax payments. If the
9 property owner has paid his taxes in full for the fiscal year, the
10 county treasurer shall refund the credit to the taxpayer.

11 (b) Pass through the amount of the credit for each unit to the
12 person occupying the unit on July 1 of the respective fiscal year.
13 The owner may pass through the credit in the form of a reduction in
14 rent.

15 4. If a property owner does not apply for a credit to which he is
16 entitled pursuant to subsection 3, the affected tenant or tenants may
17 apply to the county treasurer for the credit. Upon receipt of evidence
18 of entitlement to the credit, the county treasurer shall pay the
19 amount of the credit directly to the tenant or tenants.

20 5. The county treasurer shall reduce the amount remitted to the
21 State Controller pursuant to NRS 361.745 by the amount of any
22 credits allowed pursuant to this section.

23 6. A property owner who receives a credit pursuant to
24 subsection 3 and does not pass the credit through to the tenant who
25 is entitled to receive it is liable to the tenant for triple the amount of
26 the credit and the costs of a proceeding initiated to collect the credit.

27 **Sec. 2.** This act becomes effective upon passage and approval.

