
SENATE BILL NO. 53—COMMITTEE ON GOVERNMENT AFFAIRS

FEBRUARY 15, 2005

Referred to Committee on Government Affairs

SUMMARY—Requires building officials to review and approve certain certificates pertaining to subdivision of certain buildings. (BDR 22-841)

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 divisions of land; requiring building officials to review and approve certain certificates pertaining to the subdivision of an existing industrial or commercial building; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

- 1 Existing law requires a professional engineer or registered architect to certify
2 that a proposed subdivision of an existing industrial or commercial building will
3 comply with the applicable building code and such a certificate of compliance must
4 be attached to the document proposing to subdivide the building. (NRS 278.325)
5 This bill requires that such a certificate of compliance be reviewed and
6 approved by the building official having jurisdiction over the area within which the
7 building is situated.
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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1 **Section 1.** NRS 278.325 is hereby amended to read as follows:
2 278.325 1. If a subdivision is proposed on land which is
3 zoned for industrial or commercial development, neither the
4 tentative nor the final map need show any division of the land into
5 lots or parcels, but the streets and any other required improvements
6 are subject to the requirements of NRS 278.010 to 278.630,
7 inclusive.



2. No parcel of land may be sold for residential use from a subdivision whose final map does not show a division of the land into lots.

3. Except as otherwise provided in subsection 4, a boundary or line must not be created by a conveyance of a parcel from an industrial or commercial subdivision unless a professional land surveyor has surveyed the boundary or line and set the monuments. The surveyor shall file a record of the survey pursuant to the requirements set forth in NRS 625.340.

4. The provisions of subsection 3 do not apply to a boundary or line that is created entirely within an existing industrial or commercial building. ~~[A certificate by a professional engineer or registered architect which certifies compliance with the applicable building code must be attached to any]~~

5. A document which proposes to subdivide ~~[a building.]~~ *an existing industrial or commercial building must have attached thereto a certificate stating that the proposed subdivision of the building complies with the applicable building code. The certificate must be:*

(a) Prepared by a professional engineer or registered architect; and

(b) Reviewed and approved as to its accuracy by the building official having jurisdiction over the area within which the building is situated.

