

ASSEMBLY BILL NO. 209—COMMITTEE ON TAXATION

(ON BEHALF OF THE NEVADA ASSESSORS' ASSOCIATION)

FEBRUARY 28, 2007

Referred to Committee on Taxation

SUMMARY—Makes various changes regarding the imposition and administration of property taxes. (BDR 32-469)

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 the taxation of property; revising the provisions governing certain exemptions from taxes and appeals by taxpayers; revising certain requirements for the assessment of common-interest communities; revising the provisions governing the calculation of certain partial abatements of taxes and the collection of taxes following certain fluctuations in taxable value; requiring the Committee on Local Government Finance to adopt regulations for the allocation of certain reductions in revenue resulting from the partial abatement of taxes; providing limitations upon certain requests for the waiver of interest and penalties imposed for the late payment of taxes; repealing the prospective expiration of certain provisions for the funding of accounts for the acquisition and improvement of technology in the offices of county assessors; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law requires each county assessor to provide certain information regarding property taxes on the Internet. (NRS 361.0445) **Section 1** of this bill authorizes a county assessor to disseminate, by additional means, certain information to the public concerning the taxation of property.

Existing law provides an exemption from property taxes for any value added to the assessed value of a building by certain qualified systems that provide heating, cooling or electricity. (NRS 361.079) **Section 2** of this bill simplifies the



administration of this exemption by removing any calculation of the value of such a qualified system from the determination of the assessed value of a building to which the exemption applies.

Existing law provides partial exemptions from property taxes for the property of surviving spouses, blind persons, veterans, disabled veterans and certain veterans' organizations, and provides for annual increases in those exemptions beginning with the 2006-2007 Fiscal Year based upon the increase in the Consumer Price Index from July 2004. (NRS 361.080, 361.085, 361.090, 361.091, 361.095) **Sections 3-7** of this bill provide for the commencement of those annual increases during the 2005-2006 Fiscal Year based upon the increase in the Consumer Price Index from July 2003.

Section 7.5 of this bill provides an exemption from property taxes for certain property held by the Archaeological Conservancy.

Section 8 of this bill repeals a \$5,000 limitation on the amount of an exemption from property taxes applicable to the funds, furniture, paraphernalia and regalia of certain lodges and other charitable organizations. (NRS 361.135)

Existing law requires the filing of claims for personal tax exemptions on real property, and the initial claim of an organization for a tax exemption on real property, to be filed on or before June 15. (NRS 361.155) **Section 9** of this bill extends that deadline to July 5 for real property acquired after June 15 and before July 1.

Existing law provides for the assessment of property taxes for a common-interest community on the community units and not on the common elements of the community. (NRS 361.233) **Section 10** of this bill specifies the methodology for determining the taxable value of a parcel that includes such a community unit and clarifies the definitions of "community unit" and "common elements" for this purpose.

Existing law allows taxpayers to appeal the amount of certain assessments of their property to the State Board of Equalization. (NRS 361.360) **Section 11** of this bill limits the effect of a change in assessment resulting from such an appeal to the fiscal year for which the assessment was made.

Under existing law, a property owner may protest the payment of taxes claimed to be in excess of the amount justly due and, if the State Board of Equalization denies relief, commence a legal proceeding in any county of this State to recover any overpayment. (NRS 361.420) Existing law authorizes a property owner to consolidate similar suits regarding property in more than one county into a single legal action. (NRS 361.435) **Sections 12 and 13** of this bill clarify that these proceedings consist of a judicial review of the decision of the State Board of Equalization and limit the locations where these proceedings may be brought.

Existing law provides for a generally applicable partial abatement of the property taxes levied on property for which an assessed valuation has previously been established or on a remainder parcel of property, based upon the average change in the assessed valuation of property in the county over the last 10 years or twice the increase in the Consumer Price Index for the last year, whichever is greater. (NRS 361.472) **Section 15** of this bill ensures that this partial abatement cannot be less than zero nor greater than 8 percent.

Existing law exempts from certain partial abatements of property taxes certain increases in the taxable value of property following large fluctuations in that value and requires the collection of the resulting taxes due over a period of 3 years. (NRS 361.4725) **Section 19** of this bill allows the collection of the amount due in a single year if that amount does not exceed \$100 and authorizes the Nevada Tax Commission to exempt from collection any amount which is less than the cost of collection.

Existing law provides formulas for the allocation of reductions in revenue resulting from certain partial abatements of property taxes applicable to property



for which the tax rate increases and authorizes the Committee on Local Government Finance to adopt regulations for the administration and interpretation of those formulas. (NRS 361.473, 361.4731, 361.4733) **Section 23** of this bill requires the Committee to adopt such regulations as it determines to be appropriate, in accordance with certain specified principles, for the allocation of reductions in revenue resulting from those partial abatements of property taxes. **Section 29** of this bill ratifies the regulations previously adopted by the Committee and requires the adoption of additional regulations not later than December 31, 2007. **Section 28** of this bill repeals the existing formulas after the adoption of the additional regulations.

Existing law allows a taxpayer to petition the tax receiver for the review of a determination regarding the applicability of certain partial abatements from property taxes. (NRS 361.4734) **Section 25** of this bill requires the submission of the petition on or before January 15 of the fiscal year for which the determination is effective.

Existing law authorizes a county treasurer or county assessor to waive all or part of the interest or penalty due from a person who fails to make a timely payment of property taxes as a result of circumstances beyond his control and who files a statement setting forth the facts of his claim. (NRS 361.4835) **Section 26** of this bill requires a person seeking such relief to pay the amount of the taxes due and file the statement within 30 days after that payment is made.

Under existing law, 2 percent of the property taxes collected for each county on personal property and the net proceeds of mines must be deposited into an account for the acquisition and improvement of technology in the office of the county assessor. (NRS 361.530, 362.170) **Sections 27 and 28** of this bill provide for the continuation of this funding by repealing its prospective expiration on July 1, 2007.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 361 of NRS is hereby amended by adding thereto a new section to read as follows:

1. A county assessor may, by regular mail, electronic means or any other means the assessor deems appropriate, disseminate information to the public concerning the taxation of property, including, without limitation, information relating to the valuation and assessment of property, exemptions from taxation, the declaration of a homestead and programs for the assistance of senior citizens.

2. Any information provided pursuant to subsection 1 must, to the extent practicable, be in a form that is easily understood and readily accessible to the public.

Sec. 2. NRS 361.079 is hereby amended to read as follows:

361.079 1. Except as otherwise provided in subsection 2, ~~for any assessment made on or after July 1, 1983, any value added by~~ the value of a qualified system must ~~be excluded from~~ *not be included in* the assessed value of ~~the building regardless of the date the system was installed.~~

~~—2.— Value of a building.~~



2. *Any value* added by a qualified system must ~~not be excluded from~~ *be included in* the assessed value of a commercial or industrial building during any period in which the business that owns the commercial or industrial building is receiving another abatement or exemption *pursuant to NRS 361.045 to 361.159, inclusive*, from the taxes imposed by this chapter.

3. As used in this section, "qualified system" means any system, method, construction, installation, machinery, equipment, device or appliance which is designed, constructed or installed in a residential, commercial or industrial building to heat or cool the building or water used in the building, or to provide electricity used in the building, by using:

(a) Energy from the wind or from solar devices not thermally insulated from the area where the energy is used;

(b) Geothermal resources;

(c) Energy derived from conversion of solid wastes; or

(d) Waterpower,

➔ which conforms to standards established by regulation of the Department.

Sec. 3. NRS 361.080 is hereby amended to read as follows:

361.080 1. The property of surviving spouses, not to exceed the amount of \$1,000 assessed valuation, is exempt from taxation, but no such exemption may be allowed to anyone but a bona fide resident of this State, and must be allowed in but one county in this State to the same family.

2. For the purpose of this section, property in which the surviving spouse has any interest shall be deemed the property of the surviving spouse.

3. The person claiming such an exemption must file with the county assessor an affidavit declaring that he is a bona fide resident of this State and that the exemption has been claimed in no other county in this State. The affidavit must be made before the county assessor or a notary public. After the filing of the original affidavit, the county assessor shall mail a form for renewal of the exemption to the person each year following a year in which the exemption was allowed for that person. The form must be designed to facilitate its return by mail by the person claiming the exemption.

4. A surviving spouse is not entitled to the exemption provided by this section in any fiscal year beginning after any remarriage, even if the remarriage is later annulled.

5. If any person files a false affidavit or provides false proof to the county assessor or a notary public and, as a result of the false affidavit or false proof, the person is allowed a tax exemption to which he is not entitled, he is guilty of a gross misdemeanor.



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6. Beginning with the ~~2006-2007~~ 2005-2006 Fiscal Year, the monetary amount in subsection 1 must be adjusted for each fiscal year by adding to the amount the product of the amount multiplied by the percentage increase in the Consumer Price Index (All Items) from July ~~2004~~ 2003 to the July preceding the fiscal year for which the adjustment is calculated. The Department shall provide to each county assessor the adjusted amount, in writing, on or before September 30 of each year.

Sec. 4. NRS 361.085 is hereby amended to read as follows:

361.085 1. The property of all blind persons, not to exceed the amount of \$3,000 of assessed valuation, is exempt from taxation, including community property to the extent only of the blind person's interest therein, but no such exemption may be allowed to anyone but a bona fide resident of this State, and must be allowed in but one county in this State on account of the same blind person.

2. The person claiming such an exemption must file with the county assessor an affidavit declaring that he is a bona fide resident of the State of Nevada who meets all the other requirements for the exemption and that the exemption is not claimed in any other county in this State. The affidavit must be made before the county assessor or a notary public. After the filing of the original affidavit, the county assessor shall mail a form for renewal of the exemption to the person each year following a year in which the exemption was allowed for that person. The form must be designed to facilitate its return by mail by the person claiming the exemption.

3. Upon first claiming the exemption in a county, the claimant shall furnish to the assessor a certificate of a licensed physician setting forth that he has examined the claimant and has found him to be a blind person.

4. If any person files a false affidavit or provides false proof to the county assessor or a notary public and, as a result of the false affidavit or false proof, the person is allowed a tax exemption to which he is not entitled, he is guilty of a gross misdemeanor.

5. Beginning with the ~~2006-2007~~ 2005-2006 Fiscal Year, the monetary amount in subsection 1 must be adjusted for each fiscal year by adding to the amount the product of the amount multiplied by the percentage increase in the Consumer Price Index (All Items) from July ~~2004~~ 2003 to the July preceding the fiscal year for which the adjustment is calculated. The Department shall provide to each county assessor the adjusted amount, in writing, on or before September 30 of each year.

6. As used in this section, "blind person" includes any person whose visual acuity with correcting lenses does not exceed 20/200 in the better eye, or whose vision in the better eye is restricted to a field which subtends an angle of not greater than 20°.



Sec. 5. NRS 361.090 is hereby amended to read as follows:

361.090 1. The property, to the extent of \$2,000 assessed valuation, of any actual bona fide resident of the State of Nevada who:

(a) Has served a minimum of 90 continuous days on active duty, who was assigned to active duty at some time between April 21, 1898, and June 15, 1903, or between April 6, 1917, and November 11, 1918, or between December 7, 1941, and December 31, 1946, or between June 25, 1950, and May 7, 1975, or between September 26, 1982, and December 1, 1987, or between October 23, 1983, and November 21, 1983, or between December 20, 1989, and January 31, 1990, or between August 2, 1990, and April 11, 1991, or between December 5, 1992, and March 31, 1994, or between November 20, 1995, and December 20, 1996;

(b) Has served on active duty in connection with carrying out the authorization granted to the President of the United States in Public Law 102-1; or

(c) Has served on active duty in connection with a campaign or expedition for service in which a medal has been authorized by the government of the United States, regardless of the number of days served on active duty,

➤ and who received, upon severance from service, an honorable discharge or certificate of satisfactory service from the Armed Forces of the United States, or who, having so served, is still serving in the Armed Forces of the United States, is exempt from taxation.

2. For the purpose of this section, the first \$2,000 assessed valuation of property in which an applicant has any interest shall be deemed the property of the applicant.

3. The exemption may be allowed only to a claimant who files an affidavit with his claim for exemption on real property pursuant to NRS 361.155. The affidavit may be filed at any time by a person claiming exemption from taxation on personal property.

4. The affidavit must be made before the county assessor or a notary public and filed with the county assessor. It must state that the affiant is a bona fide resident of the State of Nevada who meets all the other requirements of subsection 1 and that the exemption is not claimed in any other county in this State. After the filing of the original affidavit, the county assessor shall mail a form for:

(a) The renewal of the exemption; and

(b) The designation of any amount to be credited to the Gift Account for Veterans' Homes established pursuant to NRS 417.145, ➤ to the person each year following a year in which the exemption was allowed for that person. The form must be designed to facilitate its return by mail by the person claiming the exemption.



5. Persons in actual military service are exempt during the period of such service from filing the annual forms for renewal of the exemption, and the county assessors shall continue to grant the exemption to such persons on the basis of the original affidavits filed. In the case of any person who has entered the military service without having previously made and filed an affidavit of exemption, the affidavit may be filed in his behalf during the period of such service by any person having knowledge of the facts.

6. Before allowing any veteran's exemption pursuant to the provisions of this chapter, the county assessor shall require proof of status of the veteran, and for that purpose shall require production of an honorable discharge or certificate of satisfactory service or a certified copy thereof, or such other proof of status as may be necessary.

7. If any person files a false affidavit or produces false proof to the county assessor or a notary public and, as a result of the false affidavit or false proof, the person is allowed a tax exemption to which he is not entitled, he is guilty of a gross misdemeanor.

8. Beginning with the ~~2006-2007~~ 2005-2006 Fiscal Year, the monetary amounts in subsections 1 and 2 must be adjusted for each fiscal year by adding to the amount the product of the amount multiplied by the percentage increase in the Consumer Price Index (All Items) from July ~~2004~~ 2003 to the July preceding the fiscal year for which the adjustment is calculated. The Department shall provide to each county assessor the adjusted amount, in writing, on or before September 30 of each year.

Sec. 6. NRS 361.091 is hereby amended to read as follows:

361.091 1. A bona fide resident of the State of Nevada who has incurred a permanent service-connected disability and has been honorably discharged from the Armed Forces of the United States, or his surviving spouse, is entitled to a disabled veteran's exemption.

2. The amount of exemption is based on the total percentage of permanent service-connected disability. The maximum allowable exemption for total permanent disability is the first \$20,000 assessed valuation. A person with a permanent service-connected disability of:

(a) Eighty to 99 percent, inclusive, is entitled to an exemption of \$15,000 assessed value.

(b) Sixty to 79 percent, inclusive, is entitled to an exemption of \$10,000 assessed value.

➔ For the purposes of this section, any property in which an applicant has any interest is deemed to be the property of the applicant.



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3. The exemption may be allowed only to a claimant who has filed an affidavit with his claim for exemption on real property pursuant to NRS 361.155. The affidavit may be made at any time by a person claiming an exemption from taxation on personal property.

4. The affidavit must be made before the county assessor or a notary public and be filed with the county assessor. It must state that the affiant is a bona fide resident of the State of Nevada, that he meets all the other requirements of subsection 1 and that the exemption is not claimed in any other county within this State. After the filing of the original affidavit, the county assessor shall mail a form for:

(a) The renewal of the exemption; and

(b) The designation of any amount to be credited to the Gift Account for Veterans' Homes established pursuant to NRS 417.145, to the person each year following a year in which the exemption was allowed for that person. The form must be designed to facilitate its return by mail by the person claiming the exemption.

5. Before allowing any exemption pursuant to the provisions of this section, the county assessor shall require proof of the applicant's status, and for that purpose shall require him to produce an original or certified copy of:

(a) An honorable discharge or other document of honorable separation from the Armed Forces of the United States which indicates the total percentage of his permanent service-connected disability;

(b) A certificate of satisfactory service which indicates the total percentage of his permanent service-connected disability; or

(c) A certificate from the Department of Veterans Affairs or any other military document which shows that he has incurred a permanent service-connected disability and which indicates the total percentage of that disability, together with a certificate of honorable discharge or satisfactory service.

6. A surviving spouse claiming an exemption pursuant to this section must file with the county assessor an affidavit declaring that:

(a) The surviving spouse was married to and living with the disabled veteran for the 5 years preceding his death;

(b) The disabled veteran was eligible for the exemption at the time of his death or would have been eligible if he had been a resident of the State of Nevada;

(c) The surviving spouse has not remarried; and

(d) The surviving spouse is a bona fide resident of the State of Nevada.

➔ The affidavit required by this subsection is in addition to the certification required pursuant to subsections 4 and 5. After the filing of the original affidavit required by this subsection, the county



1 assessor shall mail a form for renewal of the exemption to the
2 person each year following a year in which the exemption was
3 allowed for that person. The form must be designed to facilitate its
4 return by mail by the person claiming the exemption.

5 7. If a veteran or the surviving spouse of a veteran submits, as
6 proof of disability, documentation that indicates a percentage of
7 permanent service-connected disability for more than one permanent
8 service-connected disability, the amount of the exemption must be
9 based on the total of those combined percentages, not to exceed 100
10 percent.

11 8. If a tax exemption is allowed under this section, the claimant
12 is not entitled to an exemption under NRS 361.090.

13 9. If any person files a false affidavit or produces false proof to
14 the county assessor or a notary public and, as a result of the false
15 affidavit or false proof, the person is allowed a tax exemption to
16 which he is not entitled, he is guilty of a gross misdemeanor.

17 10. Beginning with the ~~2006-2007~~ 2005-2006 Fiscal Year,
18 the monetary amounts in subsection 2 must be adjusted for each
19 fiscal year by adding to the amount the product of the amount
20 multiplied by the percentage increase in the Consumer Price Index
21 (All Items) from July ~~2004~~ 2003 to the July preceding the fiscal
22 year for which the adjustment is calculated. The Department shall
23 provide to each county assessor the adjusted amount, in writing, on
24 or before September 30 of each year.

25 **Sec. 7.** NRS 361.095 is hereby amended to read as follows:

26 361.095 1. The funds, furniture, paraphernalia and regalia
27 owned and used exclusively by any post of any national
28 organization of ex-servicemen or ex-servicewomen for the
29 legitimate purposes and customary objects of such posts are exempt
30 from taxation, but such an exemption must not exceed the sum of
31 \$10,000 assessed valuation to any one post or organization thereof.

32 2. The buildings, with their fixtures and the lots of ground on
33 which they stand, used for its legitimate purposes and necessary
34 thereto, of any such organization are exempt from taxation, but
35 when any such property is used for purposes other than those of
36 such an organization, and a rent or other valuable consideration is
37 received for its use, the property so used must be taxed.

38 3. Where any structure or parcel of land is used partly for the
39 purposes of such an organization and partly for rental purposes, the
40 area used for rental purposes must be assessed separately and that
41 portion only may be taxed.

42 4. Beginning with the ~~2006-2007~~ 2005-2006 Fiscal Year, the
43 monetary amount in subsection 1 must be adjusted for each fiscal
44 year by adding to the amount the product of the amount multiplied
45 by the percentage increase in the Consumer Price Index (All Items)



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1 from July ~~2004~~ 2003 to the July preceding the fiscal year for
2 which the adjustment is calculated. The Department shall provide to
3 each county assessor the adjusted amount, in writing, on or before
4 September 30 of each year.

5 **Sec. 7.5.** NRS 361.111 is hereby amended to read as follows:

6 361.111 1. Except as otherwise provided in subsections 2 and
7 3, all real property and improvements thereon acquired by the
8 *Archaeological Conservancy*, Nature Conservancy, American Land
9 Conservancy or Nevada Land Conservancy and held for ultimate
10 acquisition by the State or a local governmental unit are exempt
11 from taxation if:

12 (a) The State or a local governmental unit has agreed, in writing,
13 that acquisition of the property will be given serious consideration;
14 and

15 (b) For property for which the State has given the statement
16 required by paragraph (a), the governing body of the county in
17 which the property is located has approved the potential acquisition
18 of the property by the State.

19 2. When the *Archaeological Conservancy*, Nature
20 Conservancy, American Land Conservancy or Nevada Land
21 Conservancy transfers property it has held for purposes of
22 conservation to any person, partnership, association, corporation or
23 entity other than the State or a local governmental unit, the property
24 must be assessed at the rate set for first-class pasture by the Nevada
25 Tax Commission for each year it was exempt pursuant to subsection
26 1 and the taxes must be collected as other taxes under this chapter
27 are collected.

28 3. When the *Archaeological Conservancy*, Nature
29 Conservancy, American Land Conservancy or Nevada Land
30 Conservancy transfers property it has held for purposes other than
31 conservation to any person, partnership, association, corporation or
32 entity other than the State or a local governmental unit, the tax
33 imposed by this chapter must be assessed against the property for
34 each year it was exempt pursuant to subsection 1 and collected in
35 the manner provided in this chapter.

36 4. The Nevada Tax Commission shall adopt regulations
37 specifying the criteria for determining when property has been held
38 by the *Archaeological Conservancy*, Nature Conservancy,
39 American Land Conservancy or Nevada Land Conservancy for
40 purposes of conservation.

41 **Sec. 8.** NRS 361.135 is hereby amended to read as follows:

42 361.135 1. The funds, furniture, paraphernalia and regalia
43 owned by any lodge of the Benevolent Protective Order of Elks,
44 Fraternal Order of Eagles, Free and Accepted Masons, Independent
45 Order of Odd Fellows, Knights of Pythias or Knights of Columbus,



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1 or by any similar charitable organization, or by the Lahontan
2 Audubon Society, the National Audubon Society, Inc., of New
3 York, the Defenders of Wildlife of the District of Columbia or any
4 similar benevolent or charitable society, so long as ~~the same shall~~
5 ~~be~~ **they are** used for the legitimate purposes of such lodge or
6 society or for such charitable or benevolent purposes, ~~shall be~~ **are**
7 exempt from taxation. ~~but such exemption shall in no case exceed~~
8 ~~the sum of \$5,000 assessed valuation to any one lodge, society or~~
9 ~~organization.]~~

10 2. The real estate and fixtures of any such organization or
11 society ~~shall be~~ **are** exempt from taxation, but when any such
12 property is used for purposes other than those of such organization
13 or society, and a rent or other valuable consideration is received for
14 its use, the property so used ~~shall~~ **must** be taxed.

15 3. Where any structure or parcel of land is used partly for the
16 purposes of such organization or society and partly for rental
17 purposes, the area used for rental purposes ~~shall~~ **must** be assessed
18 separately and that portion only ~~shall~~ **may** be taxed.

19 **Sec. 9.** NRS 361.155 is hereby amended to read as follows:

20 361.155 1. ~~Am~~ **Except as otherwise provided in this**
21 **subsection, all** claims for personal tax exemptions on real property,
22 the initial claim of an organization for a tax exemption on real
23 property and the designation of any amount to be credited to the Gift
24 Account for Veterans' Homes pursuant to NRS 361.0905 must be
25 filed on or before June 15. **An initial claim for a tax exemption on**
26 **real property acquired after June 15 and before July 1 must be**
27 **filed on or before July 5.**

28 2. All exemptions provided for pursuant to this chapter apply
29 on a fiscal year basis and any exemption granted pursuant to this
30 chapter must not be in an amount which gives the taxpayer a total
31 exemption greater than that to which he is entitled during any fiscal
32 year.

33 ~~2-3~~ 3. Each claim for an exemption provided for pursuant to
34 this chapter must be filed with the county assessor of:

35 (a) The county in which the claimant resides for personal tax
36 exemptions; or

37 (b) Each county in which property is located for the tax
38 exemption of an organization.

39 ~~3-3~~ 4. After the initial claim for an exemption pursuant to
40 NRS 361.088 or 361.098 to 361.150, inclusive, an organization is
41 not required to file annual claims if the property remains exempt. If
42 any portion of the property loses its exemption pursuant to NRS
43 361.157 or for any other reason becomes taxable, the organization
44 must notify the county assessor.



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~~[4.]~~ 5. If an exemption is granted or renewed in error because of an incorrect claim or failure of an organization to give the notice required by subsection ~~[3.]~~ 4, the assessor shall assess the taxable portion of the property retroactively pursuant to NRS 361.769 and a penalty of 10 percent of the tax due for the current year and any prior years may be added.

Sec. 10. NRS 361.233 is hereby amended to read as follows:

361.233 1. Notwithstanding any other provision of law:

(a) Any ad valorem taxes or special assessments assessed upon any real property within a common-interest community:

(1) Must be assessed upon the community units and not upon the common-interest community as a whole; and

(2) Must not be assessed upon any common elements of the common-interest community.

(b) ~~Each community unit must be assessed separately for the purposes of ad valorem taxes and special assessments.~~

~~—(c) Any lien created by the levy of an ad valorem tax or special assessment upon a community unit applies only to the community unit assessed and does not apply to any other portion of the common-interest community.]~~ *The taxable value of each parcel:*

(1) Composed solely of a community unit must consist of:

(I) The taxable value of that community unit; and

(II) A percentage of the taxable value of all the common elements of that common-interest community which is equal to 1 divided by the total number of community units in that common-interest community; or

(2) Composed of a community unit and any portion of the common elements of the common-interest community must consist of:

(I) The taxable value of that community unit only; and

(II) A percentage of the taxable value of all the common elements of that common-interest community which is equal to 1 divided by the total number of community units in that common-interest community.

2. *The Nevada Tax Commission shall adopt such regulations as it determines to be appropriate to ensure that this section is carried out in a uniform and equal manner that does not result in the double taxation of any common elements of a common-interest community.*

3. For the purposes of this section:

(a) “Ad valorem tax” means an ad valorem tax levied by any governmental entity or political subdivision in this State on or after July 1, 2006.

(b) “Common elements” means ~~fall real property within~~ *the physical portion of* a common-interest community ~~other than the~~



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~~community units,]~~, including, without limitation, any landscaping, swimming pools, fitness centers, community centers, maintenance and service areas, parking areas, hallways, elevators and mechanical rooms, which is ~~owned:~~ :

(1) *Intended for the general benefit of and potential use by all the owners of the community units and their invitees; and*

(2) *Owned:*

(I) By the community association;

~~[(2)]~~ (II) By any person on behalf or for the benefit of the owners of the community units; or

~~[(3)]~~ (III) Jointly by the owners of the community units.

(c) "Common-interest community" means real property with respect to which a person, by virtue of his ownership of a community unit, is obligated to pay for any real property other than that unit. The term includes a common-interest community governed by the provisions of chapter 116 of NRS, a condominium project governed by the provisions of chapter 117 of NRS and any time-share project, planned unit development or other real property which is organized as a common-interest community in this State.

(d) "Community association" means an association whose membership:

(1) Consists exclusively of the owners of the community units or their elected or appointed representatives; and

(2) Is a required condition of the ownership of a community unit.

(e) "Community unit" means a physical portion of a common-interest community ~~[designated]~~, *other than the common elements, which is:*

(1) *Designated* for separate ownership or occupancy ~~[(1)]~~; and

(2) *Intended for:*

(I) *Residential use by the owner of that unit and his invitees; or*

(II) *Commercial use by the owner of that unit for the generation of revenue from any persons other than the owners of community units in that common-interest community and their invitees.*

(f) "Special assessment" means a special assessment levied by any governmental entity or political subdivision in this State on or after July 1, 2006.

Sec. 11. NRS 361.360 is hereby amended to read as follows:

361.360 1. Any taxpayer aggrieved at the action of the county board of equalization in equalizing, or failing to equalize, the value of his property, or property of others, or a county assessor, may file an appeal with the State Board of Equalization on or before March 10 and present to the State Board of Equalization the matters



1 complained of at one of its sessions. If March 10 falls on a Saturday,
2 Sunday or legal holiday, the appeal may be filed on the next
3 business day.

4 2. All such appeals must be presented upon the same facts and
5 evidence as were submitted to the county board of equalization in
6 the first instance, unless there is discovered new evidence pertaining
7 to the matter which could not, by due diligence, have been
8 discovered before the final adjournment of the county board of
9 equalization. The new evidence must be submitted in writing to the
10 State Board of Equalization and served upon the county assessor not
11 less than 7 days before the hearing.

12 3. Any taxpayer whose real or personal property placed on the
13 unsecured tax roll was assessed after December 15 but before or on
14 the following April 30 may likewise protest to the State Board of
15 Equalization. Every such appeal must be filed on or before May 15.
16 If May 15 falls on a Saturday, Sunday or legal holiday, the appeal
17 may be filed on the next business day. A meeting must be held
18 before May 31 to hear those protests that in the opinion of the State
19 Board of Equalization may have a substantial effect on tax revenues.
20 One or more meetings may be held at any time and place in the
21 State before October 1 to hear all other protests.

22 4. The State Board of Equalization may not reduce the
23 assessment of the county assessor if:

24 (a) The appeal involves an assessment on property which the
25 taxpayer has refused or, without good cause, has neglected to
26 include in the list required of him pursuant to NRS 361.265 or *if the*
27 *taxpayer* has refused or, without good cause, has neglected to
28 provide the list to the county assessor; or

29 (b) The taxpayer has, without good cause, refused entry to the
30 assessor for the purpose of conducting the physical examination
31 authorized by NRS 361.260.

32 5. *Any change made in an assessment appealed to the State*
33 *Board of Equalization is effective only for the fiscal year for*
34 *which the assessment was made.* The county assessor shall *review*
35 each ~~[year review any]~~ *such* change ~~[made in an assessment for the~~
36 ~~previous fiscal year]~~ and maintain or remove the change as
37 circumstances warrant ~~[]~~ *for the next fiscal year.*

38 6. If the State Board of Equalization determines that the record
39 of a case on appeal from the county board of equalization is
40 inadequate because of an act or omission of the county assessor, the
41 district attorney or the county board of equalization, the State Board
42 of Equalization may remand the case to the county board of
43 equalization with directions to develop an adequate record within 30
44 days after the remand. The directions must indicate specifically the
45 inadequacies to be remedied. If the State Board of Equalization



determines that the record returned from the county board of equalization after remand is still inadequate, the State Board of Equalization may hold a hearing anew on the appellant's complaint or it may, if necessary, contract with an appropriate person to hear the matter, develop an adequate record in the case and submit recommendations to the State Board. The cost of the contract and all costs, including attorney's fees, to the State or the appellant necessary to remedy the inadequate record on appeal are a charge against the county.

Sec. 12. NRS 361.420 is hereby amended to read as follows:

361.420 1. Any property owner whose taxes are in excess of the amount which the owner claims justly to be due may pay each installment of taxes as it becomes due under protest in writing. The protest must be in the form of a separate, signed statement from the property owner and filed with the tax receiver at the time of the payment of the installment of taxes.

2. The property owner, having protested the payment of taxes as provided in subsection 1 and having been denied relief by the State Board of Equalization, may ~~commence a suit~~ *file for the judicial review of the decision of the State Board of Equalization* in any court of competent jurisdiction in the ~~[State of Nevada]~~ *county in which the taxes were paid* against the State and county in which the taxes were paid, and, in a proper case, both the Nevada Tax Commission and the Department may be joined as a defendant for a recovery of the difference between the amount of taxes paid and the amount which the owner claims justly to be due, and the owner may complain upon any of the grounds contained in subsection 4.

3. Every action commenced under the provisions of this section must be commenced within 3 months after the date of the payment of the last installment of taxes, and if not so commenced is forever barred. If the tax complained of is paid in full and under the written protest provided for in this section, at the time of the payment of the first installment of taxes, suit for the recovery of the difference between the amount paid and the amount claimed to be justly due must be commenced within 3 months after the date of the full payment of the tax or the issuance of the decision of the State Board of Equalization denying relief, whichever occurs later, and if not so commenced is forever barred.

4. In any suit brought under the provisions of this section, the person assessed may complain or defend upon any of the following grounds:

(a) That the taxes have been paid before the suit;



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(b) That the property is exempt from taxation under the provisions of the revenue or tax laws of the State, specifying in detail the claim of exemption;

(c) That the person assessed was not the owner and had no right, title or interest in the property assessed at the time of assessment;

(d) That the property is situate in and has been assessed in another county, and the taxes thereon paid;

(e) That there was fraud in the assessment or that the assessment is out of proportion to and above the taxable cash value of the property assessed;

(f) That the assessment is out of proportion to and above the valuation fixed by the Nevada Tax Commission for the year in which the taxes were levied and the property assessed; or

(g) That the assessment complained of is discriminatory in that it is not in accordance with a uniform and equal rate of assessment and taxation, but is at a higher rate of the taxable value of the property so assessed than that at which the other property in the State is assessed.

5. In a suit based upon any one of the grounds mentioned in paragraphs (e), (f) and (g) of subsection 4, the court shall conduct the trial without a jury and confine its review to the record before the State Board of Equalization. Where procedural irregularities by the Board are alleged and are not shown in the record, the court may take evidence respecting the allegation and, upon the request of either party, shall hear oral argument and receive written briefs on the matter.

6. In all cases mentioned in this section where the complaint is based upon any grounds mentioned in subsection 4, the entire assessment must not be declared void but is void only as to the excess in valuation.

7. In any judgment recovered by the taxpayer under this section, the court may provide for interest thereon not to exceed 6 percent per annum from and after the date of payment of the tax complained of.

Sec. 13. NRS 361.435 is hereby amended to read as follows:

361.435 Any property owner owning property of like kind in more than one county in the State and desiring to proceed with a suit under the provisions of NRS 361.420 may, where the issues in the cases are substantially the same in all or in some of the counties concerning the assessment of taxes on such property, consolidate any of the suits in one action and bring the action in any court of competent jurisdiction in ~~[Carson City]~~ the county of this State where the property owner resides or maintains his principal place of business or a county in which any relevant proceedings were conducted by the Department.



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Sec. 14. NRS 361.471 is hereby amended to read as follows:

361.471 As used in NRS 361.471 to 361.4735, inclusive, unless the context otherwise requires, the words and terms defined in NRS ~~[361.4711 to 361.4721, inclusive,]~~ **361.4712, 361.4715 and 361.4721** have the meanings ascribed to them in those sections.

Sec. 15. NRS 361.4722 is hereby amended to read as follows:

361.4722 1. Except as otherwise provided in or required to carry out the provisions of subsection 3 and NRS 361.4725 to 361.4728, inclusive, the owner of any parcel or other taxable unit of property, including property entered on the central assessment roll, for which an assessed valuation was separately established for the immediately preceding fiscal year is entitled to a partial abatement of the ad valorem taxes levied in a county on that property each fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for that fiscal year, excluding any increase in the assessed valuation of the property from the immediately preceding fiscal year as a result of any improvement to or change in the actual or authorized use of the property, exceeds the sum obtained by adding:

(a) The amount of all the ad valorem taxes:

(1) Levied in that county on the property for the immediately preceding fiscal year; or

(2) Which would have been levied in that county on the property for the immediately preceding fiscal year if not for any exemptions from taxation that applied to the property for that prior fiscal year but do not apply to the property for the current fiscal year,

↳ whichever is greater; and

(b) A percentage of the amount determined pursuant to paragraph (a) which is equal to:

(1) The ~~[lesser]~~ **greater** of:

(I) The average percentage of change in the assessed valuation of all the taxable property in the county, as determined by the Department, over the fiscal year in which the levy is made and the 9 immediately preceding fiscal years; ~~[or]~~

(II) ~~[Eight percent; or~~

~~—(2)]~~ Twice the percentage of increase in the Consumer Price Index for all Urban Consumers, U.S. City Average (All Items) for the immediately preceding calendar year ~~[]~~; **or**

(III) **Zero; or**

(2) **Eight percent,**

↳ whichever is ~~[greater.]~~ **less.**



2. Except as otherwise provided in or required to carry out the provisions of NRS 361.4725 to 361.4728, inclusive, the owner of any remainder parcel of real property for which no assessed valuation was separately established for the immediately preceding fiscal year, is entitled to a partial abatement of the ad valorem taxes levied in a county on that property for a fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for that fiscal year, excluding any amount of that assessed valuation attributable to any improvement to or change in the actual or authorized use of the property that would not have been included in the calculation of the assessed valuation of the property for the immediately preceding fiscal year if an assessed valuation had been separately established for that property for that prior fiscal year, exceeds the sum obtained by adding:

(a) The amount of all the ad valorem taxes:

(1) Which would have been levied in that county on the property for the immediately preceding fiscal year if an assessed valuation had been separately established for that property for that prior fiscal year based upon all the assumptions, costs, values, calculations and other factors and considerations that would have been used for the valuation of that property for that prior fiscal year; or

(2) Which would have been levied in that county on the property for the immediately preceding fiscal year if an assessed valuation had been separately established for that property for that prior fiscal year based upon all the assumptions, costs, values, calculations and other factors and considerations that would have been used for the valuation of that property for that prior fiscal year, and if not for any exemptions from taxation that applied to the property for that prior fiscal year but do not apply to the property for the current fiscal year,

→ whichever is greater; and

(b) A percentage of the amount determined pursuant to paragraph (a) which is equal to:

(1) The ~~lesser~~ *greater* of:

(I) The average percentage of change in the assessed valuation of all the taxable property in the county, as determined by the Department, over the fiscal year in which the levy is made and the 9 immediately preceding fiscal years; ~~or~~

(II) ~~Eight percent; or~~

~~(2)~~ Twice the percentage of increase in the Consumer Price Index for all Urban Consumers, U.S. City Average (All Items) for the immediately preceding calendar year ~~or~~ *;* *or*



(III) Zero; or
(2) Eight percent,

→ whichever is ~~greater.~~ less.

3. The provisions of subsection 1 do not apply to any property for which the provisions of subsection 1 of NRS 361.4723 or subsection 1 of NRS 361.4724 provide a greater abatement from taxation.

4. Except as otherwise required to carry out the provisions of NRS 361.473 to 361.4733, inclusive, and any regulations adopted pursuant thereto, the amount of any reduction in the ad valorem taxes levied in a county for a fiscal year as a result of the application of the provisions of subsections 1 and 2 must be deducted from the amount of ad valorem taxes each taxing entity would otherwise be entitled to receive for that fiscal year in the same proportion as the rate of ad valorem taxes levied in the county on the property by or on behalf of that taxing entity for that fiscal year bears to the combined rate of all ad valorem taxes levied in the county on the property by or on behalf of all taxing entities for that fiscal year.

5. The Nevada Tax Commission shall adopt such regulations as it deems appropriate to ensure that this section is carried out in a uniform and equal manner.

6. For the purposes of this section ~~[-~~

~~—(a) “Ad valorem taxes levied in a county” means any ad valorem taxes levied by the State or any other taxing entity in a county.~~

~~—(b) “Remainder”~~, *“remainder”* parcel of real property” means a parcel of real property which remains after the creation of new parcels of real property for development from one or more existing parcels of real property, if the use of that remaining parcel has not changed from the immediately preceding fiscal year.

~~[(c) “Taxing entity” means the State and any political subdivision or other legal entity in this State which has the right to receive money from ad valorem taxes.]~~

Sec. 16. NRS 361.4722 is hereby amended to read as follows:

361.4722 1. Except as otherwise provided in or required to carry out the provisions of subsection 3 and NRS 361.4725 to 361.4728, inclusive, the owner of any parcel or other taxable unit of property, including property entered on the central assessment roll, for which an assessed valuation was separately established for the immediately preceding fiscal year is entitled to a partial abatement of the ad valorem taxes levied in a county on that property each fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for that fiscal year, excluding any increase in the assessed valuation of the property



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1 from the immediately preceding fiscal year as a result of any
2 improvement to or change in the actual or authorized use of the
3 property, exceeds the sum obtained by adding:

4 (a) The amount of all the ad valorem taxes:

5 (1) Levied in that county on the property for the immediately
6 preceding fiscal year; or

7 (2) Which would have been levied in that county on the
8 property for the immediately preceding fiscal year if not for any
9 exemptions from taxation that applied to the property for that prior
10 fiscal year but do not apply to the property for the current fiscal
11 year,

12 ↪ whichever is greater; and

13 (b) A percentage of the amount determined pursuant to
14 paragraph (a) which is equal to:

15 (1) The ~~lesser~~ *greater* of:

16 (I) The average percentage of change in the assessed
17 valuation of all the taxable property in the county, as determined by
18 the Department, over the fiscal year in which the levy is made and
19 the 9 immediately preceding fiscal years; ~~or~~

20 (II) ~~Eight percent; or~~

21 ~~— (2) Twice the percentage of increase in the Consumer Price~~
22 ~~Index for all Urban Consumers, U.S. City Average (All Items) for~~
23 ~~the immediately preceding calendar year ~~1~~; or~~

24 *(III) Zero; or*

25 *(2) Eight percent,*

26 ↪ whichever is ~~greater~~ *less*.

27 2. Except as otherwise provided in or required to carry out the
28 provisions of NRS 361.4725 to 361.4728, inclusive, the owner of
29 any remainder parcel of real property for which no assessed
30 valuation was separately established for the immediately preceding
31 fiscal year, is entitled to a partial abatement of the ad valorem taxes
32 levied in a county on that property for a fiscal year equal to the
33 amount by which the product of the combined rate of all ad valorem
34 taxes levied in that county on the property for that fiscal year and
35 the amount of the assessed valuation of the property which is
36 taxable in that county for that fiscal year, excluding any amount of
37 that assessed valuation attributable to any improvement to or change
38 in the actual or authorized use of the property that would not have
39 been included in the calculation of the assessed valuation of the
40 property for the immediately preceding fiscal year if an assessed
41 valuation had been separately established for that property for that
42 prior fiscal year, exceeds the sum obtained by adding:

43 (a) The amount of all the ad valorem taxes:

44 (1) Which would have been levied in that county on the
45 property for the immediately preceding fiscal year if an assessed



1 valuation had been separately established for that property for that
2 prior fiscal year based upon all the assumptions, costs, values,
3 calculations and other factors and considerations that would have
4 been used for the valuation of that property for that prior fiscal year;
5 or

6 (2) Which would have been levied in that county on the
7 property for the immediately preceding fiscal year if an assessed
8 valuation had been separately established for that property for that
9 prior fiscal year based upon all the assumptions, costs, values,
10 calculations and other factors and considerations that would have
11 been used for the valuation of that property for that prior fiscal year,
12 and if not for any exemptions from taxation that applied to the
13 property for that prior fiscal year but do not apply to the property for
14 the current fiscal year,

15 ➔ whichever is greater; and

16 (b) A percentage of the amount determined pursuant to
17 paragraph (a) which is equal to:

18 (1) The ~~lesser~~ *greater* of:

19 (I) The average percentage of change in the assessed
20 valuation of all the taxable property in the county, as determined by
21 the Department, over the fiscal year in which the levy is made and
22 the 9 immediately preceding fiscal years; ~~for~~

23 (II) ~~Eight percent; or~~

24 ~~—(2)—~~ Twice the percentage of increase in the Consumer Price
25 Index for all Urban Consumers, U.S. City Average (All Items) for
26 the immediately preceding calendar year ~~is~~ *; or*

27 (III) *Zero; or*

28 (2) *Eight percent,*

29 ➔ whichever is ~~greater~~ *less*.

30 3. The provisions of subsection 1 do not apply to any property
31 for which the provisions of subsection 1 of NRS 361.4723 or
32 subsection 1 of NRS 361.4724 provide a greater abatement from
33 taxation.

34 4. Except as otherwise required to carry out the provisions of
35 NRS ~~[361.473 to 361.4733, inclusive,]~~ *361.4732* and any
36 regulations adopted pursuant ~~[thereto,]~~ *to NRS 361.4733*, the
37 amount of any reduction in the ad valorem taxes levied in a county
38 for a fiscal year as a result of the application of the provisions of
39 subsections 1 and 2 must be deducted from the amount of ad
40 valorem taxes each taxing entity would otherwise be entitled to
41 receive for that fiscal year in the same proportion as the rate of ad
42 valorem taxes levied in the county on the property by or on behalf of
43 that taxing entity for that fiscal year bears to the combined rate of all
44 ad valorem taxes levied in the county on the property by or on
45 behalf of all taxing entities for that fiscal year.



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5. The Nevada Tax Commission shall adopt such regulations as it deems appropriate to ensure that this section is carried out in a uniform and equal manner.

6. For the purposes of this section ~~[-~~

~~—(a) “Ad valorem taxes levied in a county” means any ad valorem taxes levied by the State or any other taxing entity in a county.~~

~~—(b) “Remainder”~~, “*remainder* parcel of real property” means a parcel of real property which remains after the creation of new parcels of real property for development from one or more existing parcels of real property, if the use of that remaining parcel has not changed from the immediately preceding fiscal year.

~~[(c) “Taxing entity” means the State and any political subdivision or other legal entity in this State which has the right to receive money from ad valorem taxes.]~~

Sec. 17. NRS 361.4723 is hereby amended to read as follows:

361.4723 The Legislature hereby finds and declares that an increase in the tax bill of the owner of a home by more than 3 percent over the tax bill of that homeowner for the previous year constitutes a severe economic hardship within the meaning of subsection 10 of Section 1 of Article 10 of the Nevada Constitution. The Legislature therefore directs a partial abatement of taxes for such homeowners as follows:

1. Except as otherwise provided in or required to carry out the provisions of subsection 2 and NRS 361.4725 to 361.4728, inclusive, the owner of a single-family residence which is the primary residence of the owner is entitled to a partial abatement of the ad valorem taxes levied in a county on that property each fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for that fiscal year, excluding any increase in the assessed valuation of the property from the immediately preceding fiscal year as a result of any improvement to or change in the actual or authorized use of the property, exceeds the sum obtained by adding:

(a) The amount of all the ad valorem taxes:

(1) Levied in that county on the property for the immediately preceding fiscal year; or

(2) Which would have been levied in that county on the property for the immediately preceding fiscal year if not for any exemptions from taxation that applied to the property for that prior fiscal year but do not apply to the property for the current fiscal year,

↳ whichever is greater; and



(b) Three percent of the amount determined pursuant to paragraph (a).

2. The provisions of subsection 1 do not apply to any property for which:

(a) No assessed valuation was separately established for the immediately preceding fiscal year; or

(b) The provisions of subsection 1 of NRS 361.4722 provide a greater abatement from taxation.

3. Except as otherwise required to carry out the provisions of NRS ~~[361.473 to 361.4733, inclusive,]~~ 361.4732 and any regulations adopted pursuant ~~[thereto,]~~ to NRS 361.4733, the amount of any reduction in the ad valorem taxes levied in a county for a fiscal year as a result of the application of the provisions of subsection 1 must be deducted from the amount of ad valorem taxes each taxing entity would otherwise be entitled to receive for that fiscal year in the same proportion as the rate of ad valorem taxes levied in the county on the property by or on behalf of that taxing entity for that fiscal year bears to the combined rate of all ad valorem taxes levied in the county on the property by or on behalf of all taxing entities for that fiscal year.

4. The Nevada Tax Commission shall adopt such regulations as it deems appropriate to carry out this section, including, without limitation, regulations providing a methodology for applying the partial abatement provided pursuant to subsection 1 to a parcel of real property of which only a portion qualifies as a single-family residence which is the primary residence of the owner and the remainder is used in another manner.

5. The owner of a single-family residence does not become ineligible for the partial abatement provided pursuant to subsection 1 as a result of:

(a) The operation of a home business out of a portion of that single-family residence; or

(b) The manner in which title is held by the owner if the owner occupies the residence, including, without limitation, if the owner has placed the title in a trust for purposes of estate planning.

6. For the purposes of this section:

(a) ~~["Ad valorem taxes levied in a county" means any ad valorem taxes levied by the State or any other taxing entity in a county.~~

~~(b)]~~ "Primary residence of the owner" means a residence which:

(1) Is designated by the owner as the primary residence of the owner in this State, exclusive of any other residence of the owner in this State; and



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(2) Is not rented, leased or otherwise made available for exclusive occupancy by any person other than the owner of the residence and members of the family of the owner of the residence.

~~[(e)]~~ (b) "Single-family residence" means a parcel or other unit of real property or unit of personal property which is intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating.

~~[(d)] "Taxing entity" means the State and any political subdivision or other legal entity in this State which has the right to receive money from ad valorem taxes.~~

~~—(e)]~~ (c) "Unit of personal property" includes, without limitation, any:

(1) Mobile or manufactured home, whether or not the owner thereof also owns the real property upon which it is located; or

(2) Taxable unit of a condominium, common-interest community, planned unit development or similar property,

↳ if classified as personal property for the purposes of this chapter.

~~[(d)]~~ (d) "Unit of real property" includes, without limitation, any taxable unit of a condominium, common-interest community, planned unit development or similar property, if classified as real property for the purposes of this chapter.

Sec. 18. NRS 361.4724 is hereby amended to read as follows:

361.4724 The Legislature hereby finds and declares that many Nevadans who cannot afford to own their own homes would be adversely affected by large unanticipated increases in property taxes, as those tax increases are passed down to renters in the form of rent increases and therefore the benefits of a charitable exemption pursuant to subsection 8 of Section 1 of Article 10 of the Nevada Constitution should be afforded to those Nevadans through an abatement granted to the owners of residential rental dwellings who charge rent that does not exceed affordable housing standards for low-income housing. The Legislature therefore directs a partial abatement of taxes for such owners as follows:

1. Except as otherwise provided in or required to carry out the provisions of subsection 2 and NRS 361.4725 to 361.4728, inclusive, if the amount of rent collected from each of the tenants of a residential dwelling does not exceed the fair market rent for the county in which the dwelling is located, as most recently published by the United States Department of Housing and Urban Development, the owner of the dwelling is entitled to a partial abatement of the ad valorem taxes levied in a county on that property for each fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for



1 that fiscal year, excluding any increase in the assessed valuation of
2 the property from the immediately preceding fiscal year as a result
3 of any improvement to or change in the actual or authorized use of
4 the property, exceeds the sum obtained by adding:

5 (a) The amount of all the ad valorem taxes:

6 (1) Levied in that county on the property for the immediately
7 preceding fiscal year; or

8 (2) Which would have been levied in that county on the
9 property for the immediately preceding fiscal year if not for any
10 exemptions from taxation that applied to the property for that prior
11 fiscal year but do not apply to the property for the current fiscal
12 year,

13 ↪ whichever is greater; and

14 (b) Three percent of the amount determined pursuant to
15 paragraph (a).

16 2. The provisions of subsection 1 do not apply to:

17 (a) Any hotels, motels or other forms of transient lodging;

18 (b) Any property for which no assessed valuation was separately
19 established for the immediately preceding fiscal year; and

20 (c) Any property for which the provisions of subsection 1 of
21 NRS 361.4722 provide a greater abatement from taxation.

22 3. Except as otherwise required to carry out the provisions of
23 NRS ~~[361.473 to 361.4733, inclusive,]~~ 361.4732 and any
24 regulations adopted pursuant ~~[thereto,]~~ to NRS 361.4733, the
25 amount of any reduction in the ad valorem taxes levied in a county
26 for a fiscal year as a result of the application of the provisions of
27 subsection 1 must be deducted from the amount of ad valorem taxes
28 each taxing entity would otherwise be entitled to receive for that
29 fiscal year in the same proportion as the rate of ad valorem taxes
30 levied in the county on the property by or on behalf of that taxing
31 entity for that fiscal year bears to the combined rate of all ad
32 valorem taxes levied in the county on the property by or on behalf of
33 all taxing entities for that fiscal year.

34 4. The Nevada Tax Commission shall adopt such regulations as
35 it deems appropriate to carry out this section.

36 ~~[5. For the purposes of this section:~~

37 ~~—(a) “Ad valorem taxes levied in a county” means any ad valorem~~
38 ~~taxes levied by the State or any other taxing entity in a county.~~

39 ~~—(b) “Taxing entity” means the State and any political~~
40 ~~subdivision or other legal entity in this State which has the right to~~
41 ~~receive money from ad valorem taxes.]~~

42 **Sec. 19.** NRS 361.4725 is hereby amended to read as follows:

43 361.4725 1. ~~[Notwithstanding]~~ *Except as otherwise provided*
44 *in this section and notwithstanding* the provisions of NRS



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1 361.4722, 361.4723 and 361.4724, if the taxable value of any parcel
2 or other taxable unit of property:

3 (a) Decreases by 15 percent or more from its taxable value on:

4 (1) July 1, 2003; or

5 (2) July 1 of the second year immediately preceding the lien
6 date for the current year,

7 ↳ whichever is later; and

8 (b) For any fiscal year beginning on or after July 1, 2005,
9 increases by 15 percent or more from its taxable value for the
10 immediately preceding fiscal year,

11 ↳ the amount of any ad valorem taxes levied in a county which, if
12 not for the provisions of NRS 361.4722, 361.4723 and 361.4724,
13 would otherwise have been collected for the property for that fiscal
14 year as a result of that increase in taxable value, excluding any
15 amount attributable to any increase in the taxable value of the
16 property above the taxable value of the property on the most recent
17 date determined pursuant to paragraph (a), must be levied on the
18 property and carried forward each fiscal year, without any penalty or
19 interest, in such a manner that one-third of that amount may be
20 collected during that fiscal year and each of the succeeding 2 fiscal
21 years.

22 2. *If the total amount otherwise required to be collected*
23 *during a fiscal year and each of the succeeding 2 fiscal years*
24 *pursuant to subsection 1 for a parcel or other taxable unit of*
25 *property is less than or equal to \$100, the entire amount may be*
26 *levied on the property and collected during that initial fiscal year.*

27 3. *The Nevada Tax Commission may exempt from the*
28 *requirements of this section the levy of any taxes in an amount*
29 *which is less than the cost of collecting those taxes.*

30 4. The amount of any taxes ~~{which are carried forward and}~~
31 levied on any property pursuant to this section must be added to the
32 amount of ad valorem taxes each taxing entity would otherwise be
33 entitled to receive for a fiscal year in the same proportion as the rate
34 of ad valorem taxes levied in the county on the property by or on
35 behalf of that taxing entity for that fiscal year bears to the combined
36 rate of all ad valorem taxes levied in the county on the property by
37 or on behalf of all taxing entities for that fiscal year.

38 ~~[3-]~~ 5. The Nevada Tax Commission shall adopt such
39 regulations as it deems appropriate to ensure that this section is
40 carried out in a uniform and equal manner.

41 ~~[4. For the purposes of this section:~~

42 ~~—(a) “Ad valorem taxes levied in a county” means any ad valorem~~
43 ~~taxes levied by the State or any other taxing entity in a county.~~



~~(b) "Taxing entity" means the State and any political subdivision or other legal entity in this State which has the right to receive money from ad valorem taxes.]~~

Sec. 20. NRS 361.473 is hereby amended to read as follows:

361.473 *Except as otherwise required to carry out any regulations adopted pursuant to NRS 361.4733:*

1. On or before August 1 of each fiscal year, the tax receiver of each county shall determine for each parcel or other taxable unit of property located in that county, other than any property to which subsection 2 or NRS 361.4731 applies, for which the owner thereof is entitled to a partial abatement of taxes pursuant to NRS 361.4722, 361.4723 or 361.4724, and the combined overlapping tax rate applicable to the property for the current fiscal year exceeds the combined overlapping tax rate applicable to the property for the immediately preceding fiscal year, the amount which equals the lesser of:

(a) The amount of the partial abatement of taxes to which the owner of the property is entitled pursuant to NRS 361.4722, 361.4723 or 361.4724 for the current fiscal year; or

(b) The product of the assessed value of the property for the current fiscal year and the difference between:

(1) The combined overlapping tax rate applicable to the property for the current fiscal year; and

(2) The combined overlapping tax rate applicable to the property for the immediately preceding fiscal year.

2. On or before August 1 of each fiscal year, the Department shall determine for each parcel or other taxable unit of property which is valued pursuant to NRS 361.320 or 361.323, other than any property to which NRS 361.4731 applies, and for which the owner thereof is entitled to a partial abatement of taxes pursuant to NRS 361.4722, 361.4723 or 361.4724 and the combined overlapping tax rate applicable to the property for the current fiscal year exceeds the combined overlapping tax rate applicable to the property for the immediately preceding fiscal year, the amount which equals the lesser of:

(a) The amount of the partial abatement of taxes to which the owner of the property is entitled pursuant to NRS 361.4722, 361.4723 or 361.4724 for the current fiscal year; or

(b) The product of the assessed value of the property for the current fiscal year and the difference between:

(1) The combined overlapping tax rate applicable to the property for the current fiscal year; and

(2) The combined overlapping tax rate applicable to the property for the immediately preceding fiscal year.



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3. That portion of the amount of any reduction in the ad valorem taxes levied on any parcel or other taxable unit of property to which subsection 1 or 2 applies for a fiscal year as a result of the application of NRS 361.4722, 361.4723 and 361.4724 which is determined pursuant to subsection 1 or 2 must be deducted from the amount of ad valorem taxes that each taxing entity which has increased its rate of ad valorem taxes applicable to the property from the rate for the immediately preceding fiscal year, would otherwise be entitled to receive for the current fiscal year in the same proportion as that increase in its ad valorem tax rate bears to the total increase in the combined overlapping tax rate applicable to the property for the current fiscal year.

Sec. 21. NRS 361.4731 is hereby amended to read as follows:

361.4731 *Except as otherwise required to carry out any regulations adopted pursuant to NRS 361.4733:*

1. On or before August 1 of each fiscal year, the tax receiver of each county in which is located a redevelopment area for which there is any incremental assessed value shall determine for each parcel or other taxable unit of property in that redevelopment area, other than any property to which subsection 2 applies, for which the owner thereof is entitled to a partial abatement of taxes pursuant to NRS 361.4722, 361.4723 or 361.4724, and the combined overlapping tax rate applicable to the property for the current fiscal year exceeds the combined overlapping tax rate applicable to the property for the immediately preceding fiscal year:

(a) The amount which equals the lesser of:

(1) The amount of the partial abatement of taxes to which the owner of that property is entitled pursuant to NRS 361.4722, 361.4723 or 361.4724 for the current fiscal year; or

(2) The product of the parcel-proportionate share of the base value for that property for the current fiscal year and the greater of:

(I) Zero; or

(II) The rate that results when the rate obtained by adding the combined overlapping tax rate for that property for the immediately preceding fiscal year to a percentage of that rate which is equal to the abatement percentage applicable to the property for the current fiscal year, is subtracted from the combined overlapping tax rate for that property for the current fiscal year; and

(b) The amount which equals the difference between:

(1) The amount determined pursuant to paragraph (a); and

(2) The amount of the partial abatement of taxes to which the owner of that property is entitled pursuant to NRS 361.4722, 361.4723 or 361.4724 for the current fiscal year.

2. On or before August 1 of each fiscal year, the Department shall determine for each parcel or other taxable unit of property



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1 which is valued pursuant to NRS 361.320 or 361.323 and
2 apportioned to a redevelopment area for which there is any
3 incremental assessed value, and for which the owner thereof is
4 entitled to a partial abatement of taxes pursuant to NRS 361.4722,
5 361.4723 or 361.4724, and the combined overlapping tax rate
6 applicable to the property for the current fiscal year exceeds the
7 combined overlapping tax rate applicable to the property for the
8 immediately preceding fiscal year:

9 (a) The amount which equals the lesser of:

10 (1) The amount of the partial abatement of taxes to which the
11 owner of that property is entitled pursuant to NRS 361.4722,
12 361.4723 or 361.4724 for the current fiscal year; or

13 (2) The product of the parcel-proportionate share of the base
14 value for that property for the current fiscal year and the greater of:

15 (I) Zero; or

16 (II) The rate that results when the rate obtained by adding
17 the combined overlapping tax rate for that property for the
18 immediately preceding fiscal year to a percentage of that rate which
19 is equal to the abatement percentage applicable to the property for
20 the current fiscal year, is subtracted from the combined overlapping
21 tax rate for that property for the current fiscal year; and

22 (b) The amount which equals the difference between:

23 (1) The amount determined pursuant to paragraph (a); and

24 (2) The amount of the partial abatement of taxes to which the
25 owner of that property is entitled pursuant to NRS 361.4722,
26 361.4723 or 361.4724 for the current fiscal year.

27 3. That portion of the amount of any reduction in the ad
28 valorem taxes levied on any parcel or other taxable unit of property
29 to which subsection 1 or 2 applies for a fiscal year as a result of the
30 application of NRS 361.4722, 361.4723 or 361.4724 which is
31 determined pursuant to:

32 (a) Paragraph (a) of subsection 1 or paragraph (a) of subsection
33 2 for each such parcel or other taxable unit of property for which the
34 combined overlapping tax rate for the current fiscal year has
35 increased from the combined overlapping tax rate for the
36 immediately preceding fiscal year by a percentage that exceeds the
37 abatement percentage for that property, must be deducted from
38 the amount of ad valorem taxes that each redevelopment taxing
39 entity which has increased its rate of ad valorem taxes applicable to
40 the property from the rate for the immediately preceding fiscal year,
41 would otherwise be entitled to receive for the current fiscal year
42 from the ad valorem taxes levied on the base-year assessed value for
43 that property in the same proportion as that increase in its ad
44 valorem tax rate bears to the total increase in the combined



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1 overlapping tax rate applicable to the property for the current fiscal
2 year; and

3 (b) Paragraph (b) of subsection 1 or paragraph (b) of subsection
4 2 must be deducted from the amount of ad valorem taxes the
5 redevelopment agency and each redevelopment taxing entity would
6 otherwise be entitled to receive pursuant to paragraphs (b), (c) and
7 (d) of subsection 1 of NRS 279.676 for the current fiscal year in the
8 same proportion as each of those entities would otherwise share in
9 the total amount distributed pursuant to those paragraphs.

10 **Sec. 22.** NRS 361.4732 is hereby amended to read as follows:

11 361.4732 ~~[Notwithstanding]~~ *Except as otherwise required to*
12 *carry out any regulations adopted pursuant to NRS 361.4733 and*
13 *notwithstanding* any other provision of NRS 361.471 to 361.4735,
14 inclusive, to the contrary, after a parcel or other taxable unit of real
15 property is annexed to a taxing entity:

16 1. The amount otherwise required to be determined pursuant to
17 paragraph (a) of subsection 1 of NRS 361.4722, paragraph (a) of
18 subsection 2 of NRS 361.4722, paragraph (a) of subsection 1 of
19 NRS 361.4723 or paragraph (a) of subsection 1 of NRS 361.4724
20 with respect to that property for the first fiscal year in which that
21 taxing entity is entitled to levy or require the levy on its behalf of
22 any ad valorem taxes on the property as a result of that annexation
23 of the property, shall be deemed to be the amount of ad valorem
24 taxes which would have been levied on the property for the
25 immediately preceding fiscal year if the annexation had occurred 1
26 year earlier, based upon the tax rates that would have applied to the
27 property for the immediately preceding fiscal year if the annexation
28 had occurred 1 year earlier and without regard to any exemptions
29 from taxation that applied to the property for the immediately
30 preceding fiscal year but do not apply to the property for the current
31 fiscal year; and

32 2. For the purposes of any other calculations required pursuant
33 to the provisions of NRS 361.471 to 361.4735, inclusive, the
34 combined overlapping tax rate applicable to that property for the
35 fiscal year immediately preceding the first fiscal year in which that
36 taxing entity is entitled to levy or require the levy on its behalf of
37 any ad valorem taxes on the property as a result of that annexation
38 of the property, shall be deemed to be the combined overlapping tax
39 rate that would have applied to the property for that year if the
40 annexation had occurred 1 year earlier.

41 **Sec. 23.** NRS 361.4733 is hereby amended to read as follows:

42 361.4733 1. The Committee on Local Government Finance

43 ~~[may]~~ *shall* adopt:

44 (a) *Such regulations as it determines to be appropriate to*
45 *provide for the allocation among the appropriate taxing entities of*



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1 *the amount of any reduction in the ad valorem taxes levied on a*
2 *parcel or other taxable unit of real property as a result of the*
3 *application of NRS 361.4722, 361.4723 and 361.4724, in*
4 *accordance with the principles that:*

5 (1) *Any reduction in the ad valorem taxes levied on a parcel*
6 *or other taxable unit of real property as a result of the application*
7 *of NRS 361.4722, 361.4723 and 361.4724 which is caused by an*
8 *increase in the rate of taxes imposed by one or more taxing entities*
9 *should be allocated to the taxing entities that would have received*
10 *the benefit of that increase in proportion to the relative amount of*
11 *benefit that otherwise would have been received from that*
12 *increase;*

13 (2) *Any increase in the rate of ad valorem taxes imposed by*
14 *a taxing entity should not affect the amount of ad valorem taxes*
15 *received by other taxing entities, except for redevelopment*
16 *agencies and tax increment areas whose property tax receipts*
17 *depend on the tax rate of the taxing entity that increases its rate of*
18 *taxes and whose territory is included, in whole or in part, in the*
19 *territory of the taxing entity that increases its rate of taxes; and*

20 (3) *A taxing entity that does not increase its rate of ad*
21 *valorem taxes should not be allocated any reduction in the ad*
22 *valorem taxes levied on a parcel or other taxable unit of real*
23 *property as a result of the application of NRS 361.4722, 361.4723*
24 *and 361.4724, except for any reduction caused by an increase in*
25 *the assessed value of that parcel or other taxable unit of real*
26 *property; and*

27 (b) *Subject to the principles set forth in paragraph (a):*

28 (1) *Such regulations as it determines to be appropriate for the*
29 *administration and interpretation of the provisions of NRS 361.473,*
30 *361.4731 and 361.4732; and*

31 ~~[(b)]~~ (2) *Regulations which provide, in a manner that is*
32 *consistent with the provisions of NRS 361.473, 361.4731 and*
33 *361.4732, methodologies for allocating among the appropriate*
34 *taxing entities the amount of any reduction in the ad valorem taxes*
35 *levied on a parcel or other taxable unit of real property as a result of*
36 *the application of NRS 361.4722, 361.4723 and 361.4724 if the*
37 *property is included in or excluded from the boundaries of a*
38 *redevelopment area, tax increment area or taxing entity after June*
39 *14, 2005.*

40 2. Any regulations adopted by the Committee on Local
41 Government Finance pursuant to this section must be adopted in the
42 manner prescribed for state agencies in chapter 233B of NRS.

43 **Sec. 24.** NRS 361.4733 is hereby amended to read as follows:

44 361.4733 1. The Committee on Local Government Finance
45 ~~may~~ **shall** adopt:



(a) *Such regulations as it determines to be appropriate to provide for the allocation among the appropriate taxing entities of the amount of any reduction in the ad valorem taxes levied on a parcel or other taxable unit of real property as a result of the application of NRS 361.4722, 361.4723 and 361.4724, in accordance with the principles that:*

(1) *Any reduction in the ad valorem taxes levied on a parcel or other taxable unit of real property as a result of the application of NRS 361.4722, 361.4723 and 361.4724 which is caused by an increase in the rate of taxes imposed by one or more taxing entities should be allocated to the taxing entities that would have received the benefit of that increase in proportion to the relative amount of benefit that otherwise would have been received from that increase;*

(2) *Any increase in the rate of ad valorem taxes imposed by a taxing entity should not affect the amount of ad valorem taxes received by other taxing entities, except for redevelopment agencies and tax increment areas whose property tax receipts depend on the tax rate of the taxing entity that increases its rate of taxes and whose territory is included, in whole or in part, in the territory of the taxing entity that increases its rate of taxes; and*

(3) *A taxing entity that does not increase its rate of ad valorem taxes should not be allocated any reduction in the ad valorem taxes levied on a parcel or other taxable unit of real property as a result of the application of NRS 361.4722, 361.4723 and 361.4724, except for any reduction caused by an increase in the assessed value of that parcel or other taxable unit of real property; and*

(b) *Subject to the principles set forth in paragraph (a):*

(1) *Such regulations as it determines to be appropriate for the administration and interpretation of the provisions of NRS ~~361.473, 361.4731 and~~ 361.4732; and*

~~[(b)]~~ (2) *Regulations which provide ~~[, in a manner that is consistent with the provisions of NRS 361.473, 361.4731 and 361.4732,]~~ methodologies for allocating among the appropriate taxing entities the amount of any reduction in the ad valorem taxes levied on a parcel or other taxable unit of real property as a result of the application of NRS 361.4722, 361.4723 and 361.4724 if the property is included in or excluded from the boundaries of a redevelopment area, tax increment area or taxing entity after June 14, 2005.*

2. Any regulations adopted by the Committee on Local Government Finance pursuant to this section must be adopted in the manner prescribed for state agencies in chapter 233B of NRS.



Sec. 25. NRS 361.4734 is hereby amended to read as follows:

361.4734 1. A taxpayer who is aggrieved by a determination of the applicability of a partial abatement from taxation pursuant to NRS 361.4722, 361.4723 or 361.4724 may, if the property which is the subject of that determination:

(a) Is not valued pursuant to NRS 361.320 or 361.323, submit a written petition for the review of that determination to the tax receiver of the county in which the property is located. *The petition must be submitted on or before January 15 of the fiscal year for which the determination is effective.* The tax receiver shall, after consulting with the county assessor of that county regarding the determination and within 30 days after receiving the petition, render a decision on the petition and notify the taxpayer of that decision.

(b) Is valued pursuant to NRS 361.320 or 361.323, submit a written petition for the review of that determination to the Department. The Department shall, within 30 days after receiving the petition, render a decision on the petition and notify the taxpayer of that decision.

2. A taxpayer who is aggrieved by a decision rendered by a tax receiver or the Department pursuant to subsection 1 may, within 30 days after receiving notice of that decision, appeal the decision to the Nevada Tax Commission.

3. A taxpayer who is aggrieved by a determination of the Nevada Tax Commission rendered on an appeal made pursuant to subsection 2 is entitled to a judicial review of that determination.

Sec. 26. NRS 361.4835 is hereby amended to read as follows:

361.4835 1. If the county treasurer or the county assessor finds that a person's failure to make a timely return or payment of tax that is assessed by the county treasurer or county assessor and that is imposed pursuant to chapter 361 of NRS, except NRS 361.320, is the result of circumstances beyond his control and occurred despite the exercise of ordinary care and without intent, the county treasurer or the county assessor may relieve him of all or part of any interest or penalty, or both.

2. A person seeking this relief must *pay the amount of the tax due and, within 30 days after the date the payment is made,* file a statement setting forth the facts upon which he bases his claim with the county treasurer or the county assessor.

3. The county treasurer or the county assessor shall disclose, upon the request of any person:

(a) The name of the person; and

(b) The amount of the relief.

4. If the relief sought by the taxpayer is denied, he may appeal from the denial to the Nevada Tax Commission.



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5. The county treasurer or the county assessor may defer the decision to the Department.

Sec. 27. Section 57 of chapter 496, Statutes of Nevada 2005, at page 2680, is hereby amended to read as follows:

Sec. 57. 1. This section and sections 52.1 to 52.8, inclusive, of this act become effective upon passage and approval.

2. Sections 1 to 22, inclusive, 24 to 28, inclusive, 42 to 52, inclusive, and 53 to 56, inclusive, of this act become effective on July 1, 2005.

3. Sections 29 to 41, inclusive, of this act become effective:

(a) Upon passage and approval for the purpose of performing any preparatory administrative tasks that are necessary to carry out the provisions of those sections; and

(b) On July 1, 2006, for all other purposes.

~~[4. Section 23 of this act becomes effective on July 1, 2007.~~

~~5. Section 43 of this act expires by limitation on June 30, 2007.]~~

Sec. 28. 1. NRS 361.4711, 361.4713, 361.4714, 361.4716, 361.4717, 361.4718, 361.4719, 361.472, 361.473 and 361.4731 are hereby repealed.

2. Section 23 of chapter 496, Statutes of Nevada 2005, at page 2660, is hereby repealed.

Sec. 29. 1. The Legislature hereby approves, confirms and ratifies the regulations adopted by the Committee on Local Government Finance pursuant to NRS 361.4733 before the effective date of this section.

2. The Committee on Local Government Finance shall adopt the regulations required pursuant to the amendatory provisions of section 23 of this act not later than December 31, 2007.

Sec. 30. 1. This section and section 27, subsection 2 of section 28 and section 29 of this act become effective upon passage and approval.

2. Sections 1 to 13, inclusive, 15, 19 to 23, inclusive, 25 and 26 of this act become effective on July 1, 2007.

3. Sections 15 and 23 of this act expire by limitation on December 31, 2007.

4. Sections 14, 16, 17, 18 and 24 and subsection 1 of section 28 of this act become effective on January 1, 2008.



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**LEADLINES OF REPEALED SECTIONS OF NRS AND
TEXT OF REPEALED SECTION OF STATUTES OF NEVADA**

- 361.4711 "Abatement percentage" defined.
361.4713 "Base-year assessed value" defined.
361.4714 "Base-year assessed value percentage" defined.
361.4716 "Incremental assessed value" defined.
361.4717 "Parcel-proportionate share of the base value"
defined.
361.4718 "Redevelopment agency" defined.
361.4719 "Redevelopment area" defined.
361.472 "Redevelopment taxing entity" defined.
361.473 Allocation of certain portions of reduction in
revenue resulting from partial abatements applicable to
property for which tax rate increases: Generally.
361.4731 Allocation of certain portions of reduction in
revenue resulting from partial abatements applicable to
property for which tax rate increases: Property in or
apportioned to redevelopment area.

Section 23 of chapter 496, Statutes of Nevada 2005:

Sec. 23. NRS 361.530 is hereby amended to read as follows:

361.530 ~~[1. Except as otherwise provided in this section, on]~~
On all money collected from personal property tax by the several
county assessors and county treasurers, there must be reserved and
paid into the county treasury, for the benefit of the general fund of
their respective counties, by the county assessor or county treasurer,
a percentage commission of ~~[8]~~ 6 percent on the gross amount of
collections from personal property tax.

~~[2. One quarter of the commission reserved pursuant to
subsection 1 must be accounted for separately in the account for the
acquisition and improvement of technology in the office of the
county assessor created pursuant to NRS 250.085.]~~

