

ASSEMBLY BILL NO. 366—ASSEMBLYMEN WOMACK, PARKS,
ALLEN, ANDERSON, ATKINSON, BEERS, BUCKLEY, COBB,
DENIS, GERHARDT, GOICOECHEA, GRADY, HOGAN, HORNE,
KIHUEN, KOIVISTO, MANENDO, MCCLAIN, MORTENSON,
MUNFORD, OCEGUERA, OHRENSCHALL, PIERCE,
SEGERBLOM, SETTELMAYER AND STEWART

MARCH 15, 2007

JOINT SPONSORS: SENATORS COFFIN, HARDY,
WASHINGTON AND WOODHOUSE

Referred to Committee on Commerce and Labor

SUMMARY—Revises the provision requiring a qualified intermediary to notify the Real Estate Division of the Department of Business and Industry of changes to the name, location or ownership of the intermediary. (BDR 54-845)

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

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EXPLANATION – Matter in **bolded italics** is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to real estate transactions; revising the provision requiring a qualified intermediary to notify the Real Estate Division of the Department of Business and Industry of changes to the name or business location of the qualified intermediary or changes to the name or address of any person holding an interest in the qualified intermediary; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

- 1 Under existing law, a person may not act as a qualified intermediary for tax-
- 2 deferred exchanges of property without first registering with the Real Estate
- 3 Division of the Department of Business and Industry. (NRS 645.6065) Qualified
- 4 intermediaries must notify the Division in writing of any changes in their address or
- 5 telephone number. (NRS 645.6075) This bill requires a qualified intermediary to
- 6 also notify the Division in writing within 10 business days after any changes to the



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7 name of the intermediary, the name under which the intermediary holds money or
8 property of a client, and the names and business addresses of all persons having an
9 interest in the business of the qualified intermediary. Failure to provide the notice
10 would be grounds for the suspension of the registration of the qualified
11 intermediary. Subsequent compliance with the notice requirements would require
12 the reinstatement of a suspended license.

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

1 **Section 1.** NRS 645.6075 is hereby amended to read as
2 follows:

3 645.6075 ~~[A qualified intermediary shall inform]~~

4 *1. Notice in writing must be given by a qualified intermediary*
5 *to the Division ~~[in writing of]~~ within 10 business days after* any
6 *change ~~[in his address or telephone number.]~~ to:*

7 *(a) The name or business location of the qualified*
8 *intermediary;*

9 *(b) The name under which the qualified intermediary will hold*
10 *the money or other property of a client; or*

11 *(c) The names and business addresses of all persons having an*
12 *interest in the qualified intermediary as principals, partners,*
13 *officers, trustees or directors.*

14 *2. Failure to give notice as required by this section constitutes*
15 *cause for the suspension of the registration of the qualified*
16 *intermediary.*

17 *3. Notwithstanding the 10-day period specified in subsection*
18 *1, a registration suspended pursuant to the provisions of*
19 *subsection 2 must be reinstated upon the subsequent compliance*
20 *by the qualified intermediary with the other provisions of*
21 *subsection 1.*

