

SENATE BILL NO. 200—COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE CITY OF NORTH LAS VEGAS)

MARCH 1, 2007

Referred to Committee on Government Affairs

SUMMARY—Extends the duration of certain redevelopment plans.
(BDR 22-358)

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

~

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

AN ACT relating to redevelopment; extending the duration of certain redevelopment plans; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law provides that a redevelopment plan adopted by a redevelopment agency before July 1, 1987, terminates at the end of the fiscal year in which the principal and interest of the last maturing securities issued concerning the redevelopment area are fully paid, or 45 years after the date on which the original redevelopment plan was adopted, whichever is later. (NRS 279.438) A redevelopment plan adopted on or after July 1, 1987, terminates not later than 30 years after the date on which the original redevelopment plan was adopted. (NRS 279.439)

This bill repeals the 30-year limitation on the duration of redevelopment plans adopted on or after July 1, 1987, and makes applicable to any existing such plans and to any redevelopment plans adopted in the future the more lengthy durational limits applicable to redevelopment plans adopted before July 1, 1987.

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

Section 1. NRS 279.438 is hereby amended to read as follows:
279.438 A redevelopment plan ~~adopted before July 1, 1987,~~
and any amendments to the plan must terminate at the end of the



* S B 2 0 0 *

1 fiscal year in which the principal and interest of the last maturing of
2 the securities issued ~~{before that date}~~ **concerning the**
3 **redevelopment area** are fully paid or 45 years after the date on
4 which the original redevelopment plan was adopted, whichever is
5 later.

6 **Sec. 2.** NRS 279.676 is hereby amended to read as follows:

7 279.676 1. Any redevelopment plan may contain a provision
8 that taxes, if any, levied upon taxable property in the redevelopment
9 area each year by or for the benefit of the State, any city, county,
10 district or other public corporation, after the effective date of the
11 ordinance approving the redevelopment plan, must be divided as
12 follows:

13 (a) That portion of the taxes which would be produced by the
14 rate upon which the tax is levied each year by or for each of
15 the taxing agencies upon the total sum of the assessed value of the
16 taxable property in the redevelopment area as shown upon the
17 assessment roll used in connection with the taxation of the property
18 by the taxing agency, last equalized before the effective date of the
19 ordinance, must be allocated to and when collected must be paid
20 into the funds of the respective taxing agencies as taxes by or for
21 such taxing agencies on all other property are paid. To allocate taxes
22 levied by or for any taxing agency or agencies which did not include
23 the territory in a redevelopment area on the effective date of the
24 ordinance but to which the territory has been annexed or otherwise
25 included after the effective date, the assessment roll of the county
26 last equalized on the effective date of the ordinance must be used in
27 determining the assessed valuation of the taxable property in the
28 redevelopment area on the effective date. If property which was
29 shown on the assessment roll used to determine the amount of taxes
30 allocated to the taxing agencies is transferred to the State and
31 becomes exempt from taxation, the assessed valuation of the exempt
32 property as shown on the assessment roll last equalized before the
33 date on which the property was transferred to the State must be
34 subtracted from the assessed valuation used to determine the amount
35 of revenue allocated to the taxing agencies.

36 (b) Except as otherwise provided in paragraphs (c) and (d) and
37 NRS 540A.265, that portion of the levied taxes each year in excess
38 of the amount set forth in paragraph (a) must be allocated to and
39 when collected must be paid into a special fund of the
40 redevelopment agency to pay the costs of redevelopment and to pay
41 the principal of and interest on loans, money advanced to, or
42 indebtedness, whether funded, refunded, assumed, or otherwise,
43 incurred by the redevelopment agency to finance or refinance, in
44 whole or in part, redevelopment. Unless the total assessed valuation
45 of the taxable property in a redevelopment area exceeds the total



* S B 2 0 0 *

1 assessed value of the taxable property in the redevelopment area as
2 shown by the assessment roll last equalized before the effective date
3 of the ordinance approving the redevelopment plan, less the
4 assessed valuation of any exempt property subtracted pursuant to
5 paragraph (a), all of the taxes levied and collected upon the taxable
6 property in the redevelopment area must be paid into the funds of
7 the respective taxing agencies. When the redevelopment plan is
8 terminated pursuant to the provisions of NRS 279.438 ~~and~~
9 ~~279.439~~ and all loans, advances and indebtedness, if any, and
10 interest thereon, have been paid, all money thereafter received from
11 taxes upon the taxable property in the redevelopment area must be
12 paid into the funds of the respective taxing agencies as taxes on all
13 other property are paid.

14 (c) That portion of the taxes in excess of the amount set forth in
15 paragraph (a) that is attributable to a tax rate levied by a taxing
16 agency to produce revenues in an amount sufficient to make annual
17 repayments of the principal of, and the interest on, any bonded
18 indebtedness that was approved by the voters of the taxing agency
19 on or after November 5, 1996, must be allocated to and when
20 collected must be paid into the debt service fund of that taxing
21 agency.

22 (d) That portion of the taxes in excess of the amount set forth in
23 paragraph (a) that is attributable to a new or increased tax rate levied
24 by a taxing agency and was approved by the voters of the taxing
25 agency on or after November 5, 1996, must be allocated to and
26 when collected must be paid into the appropriate fund of the taxing
27 agency.

28 2. Except as otherwise provided in subsection 3, in any fiscal
29 year, the total revenue paid to a redevelopment agency must not
30 exceed:

31 (a) In a municipality whose population is 100,000 or more, an
32 amount equal to the combined tax rates of the taxing agencies for
33 that fiscal year multiplied by 10 percent of the total assessed
34 valuation of the municipality.

35 (b) In a municipality whose population is 25,000 or more but
36 less than 100,000, an amount equal to the combined tax rates of the
37 taxing agencies for that fiscal year multiplied by 15 percent of the
38 total assessed valuation of the municipality.

39 (c) In a municipality whose population is less than 25,000, an
40 amount equal to the combined tax rates of the taxing agencies for
41 that fiscal year multiplied by 20 percent of the total assessed
42 valuation of the municipality.

43 ➤ If the revenue paid to a redevelopment agency must be limited
44 pursuant to paragraph (a), (b) or (c) and the redevelopment agency
45 has more than one redevelopment area, the redevelopment agency



* S B 2 0 0 *

1 shall determine the allocation to each area. Any revenue which
2 would be allocated to a redevelopment agency but for the provisions
3 of this section must be paid into the funds of the respective taxing
4 agencies.

5 3. The taxing agencies shall continue to pay to a
6 redevelopment agency any amount which was being paid before
7 July 1, 1987, and in anticipation of which the agency became
8 obligated before July 1, 1987, to repay any bond, loan, money
9 advanced or any other indebtedness, whether funded, refunded,
10 assumed or otherwise incurred.

11 4. For the purposes of this section, the assessment roll last
12 equalized before the effective date of the ordinance approving the
13 redevelopment plan is the assessment roll in existence on March 15
14 immediately preceding the effective date of the ordinance.

15 **Sec. 3.** NRS 279.439 is hereby repealed.

16 **Sec. 4.** The provisions of NRS 279.438, as amended by
17 section 1 of this act, apply to any redevelopment plan adopted on or
18 after July 1, 1987, that is in effect on July 1, 2007, and to any
19 redevelopment plan initially adopted on or after July 1, 2007.

20 **Sec. 5.** This act becomes effective on July 1, 2007.

TEXT OF REPEALED SECTION

279.439 Termination of redevelopment plan adopted on or after July 1, 1987, and amendments to plan. A redevelopment plan adopted on or after July 1, 1987, and any amendments to the plan must terminate not later than 30 years after the date on which the original redevelopment plan is adopted.

