

SENATE BILL NO. 84—COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE NEVADA ASSOCIATION OF COUNTIES)

FEBRUARY 13, 2007

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing certificates pertaining to the subdivision of certain buildings. (BDR 22-377)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
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 land use planning; revising provisions governing certificates pertaining to the subdivision of existing industrial or commercial buildings; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Under existing law, a professional engineer or registered architect is required to
2 certify that a proposed subdivision of an existing industrial or commercial building
3 will comply with the applicable building code and such a certificate is required to
4 be attached to any document that proposes to subdivide the building. (NRS
5 278.325) This bill requires such a certificate to indicate that the building complies
6 with applicable current state law and with the building code in effect at the time the
7 building was constructed. This bill also requires that, in a county whose population
8 is 400,000 or more (currently Clark County), such a certificate be reviewed,
9 approved and signed by the building official having jurisdiction over the area
10 within which the building is situated.

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

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



1 are subject to the requirements of NRS 278.010 to 278.630,
2 inclusive.

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

6 3. Except as otherwise provided in subsection 4, a boundary or
7 line must not be created by a conveyance of a parcel from an
8 industrial or commercial subdivision unless a professional land
9 surveyor has surveyed the boundary or line and set the monuments.
10 The surveyor shall file a record of the survey pursuant to the
11 requirements set forth in NRS 625.340. Any conveyance of such a
12 parcel must contain a legal description of the parcel that is
13 independent of the record of survey.

14 4. The provisions of subsection 3 do not apply to a boundary or
15 line that is created entirely within an existing industrial or
16 commercial building. A certificate *prepared* by a professional
17 engineer or registered architect ~~{which—certifies}~~ *certifying*
18 compliance with the applicable *law of this State in effect at the time*
19 *of the preparation of the certificate and with the building code in*
20 *effect at the time the building was constructed* must be attached to
21 any document which proposes to subdivide *such* a building.

22 5. *A certificate prepared pursuant to subsection 4 for a*
23 *building located in a county whose population is 400,000 or more*
24 *must be reviewed, approved and signed by the building official*
25 *having jurisdiction over the area within which the building is*
26 *situated.*

