

Amendment No. 205

Senate Amendment to Senate Bill No. 84 (BDR 22-377)

Proposed by: Senate Committee on Government Affairs**Amends:** Summary: Yes Title: Yes Preamble: No Joint Sponsorship: No Digest: Yes

ASSEMBLY ACTION				Initial and Date	SENATE ACTION				Initial and Date
Adopted	☐	Lost	☐	_____	Adopted	☐	Lost	☐	_____
Concurred In	☐	Not	☐	_____	Concurred In	☐	Not	☐	_____
Receded	☐	Not	☐	_____	Receded	☐	Not	☐	_____

EXPLANATION: Matter in (1) ***blue bold italics*** is new language in the original bill; (2) ***green bold italic underlining*** is new language proposed in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) orange double underlining is deleted language in the original bill that is proposed to be retained in this amendment; and (6) ***green bold*** is newly added transitory language.

EGO



Date: 4/9/2007

S.B. No. 84—Requires the approval of building officials for certificates pertaining to the subdivision of certain buildings. (BDR 22-377)



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—~~[Requires the approval of building officials for]~~ **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.

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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 land use planning; ~~[requiring the approval of building officials for]~~ **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:

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

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

Section 1. NRS 278.325 is hereby amended to read as follows:

278.325 1. If a subdivision is proposed on land which is zoned for industrial or commercial development, neither the tentative nor the final map need show any division of the land into lots or parcels, but the streets and any other required improvements are subject to the requirements of NRS 278.010 to 278.630, inclusive.

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

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

4. The provisions of subsection 3 do not apply to a boundary or line that is created entirely within an existing industrial or commercial building. A certificate ~~prepared~~ by a professional engineer or registered architect ~~{which certifies}~~ ~~certifying~~ compliance with the applicable law of this State in effect at the time of the preparation of the certificate and with the building code ~~{which certificate has been reviewed, approved and signed by the building official having jurisdiction over the area within which the building is situated,}~~ in effect at the time the building was constructed must be attached to any document which proposes to subdivide ~~such~~ a building.

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