Amendment No. CA6

First Conference Committee Amendment to

(BDR 32-712)

Senate Bill No. 154 Second Reprint

Proposed by: First Conference Committee

Amends: Summary: Yes Title: Yes Preamble: No Joint Sponsorship: No Digest: Yes

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) <u>orange double underlining</u> 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.

S.B. No. 154—Contingently allows the imposition of certain taxes in certain counties to fund capital projects for the county school district and clarifies certain provisions governing taxes on transfers of real property. (BDR 32-712)



SENATE BILL NO. 154-COMMITTEE ON TAXATION

FEBRUARY 26, 2007

Referred to Committee on Taxation

SUMMARY—[Contingently allows the imposition of certain taxes in certain counties to fund capital projects for the county school district and clarifies Clarifies certain provisions governing taxes on transfers of real property \boxminus and contingently allows the imposition of additional taxes in Washoe County to fund capital projects for the county school district. (BDR 32-712)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.

Effect on the State: Yes.

EXPLANATION - Matter in **bolded italics** is new; matter between brackets [omitted material] is material to be omitted.

AN ACT relating to taxation; [contingently allowing the imposition in certain counties of a tax on transfers of real property and a tax on revenue from the rental of transient lodging to fund capital projects for the county school district; clarifying the applicability of an exemption from the taxes on transfers of real property for transfers relating to changes in identity, form or place of organization; contingently allowing the imposition in Washoe County of additional taxes to fund capital projects for the county school district; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law provides for the imposition of taxes on transfers of real property. (NRS 375.020, 375.023, 375.026) [Section 1 of this bill provides for the imposition of such a tax in a county whose population is 100,000 or more but less than 100,000 (currently Washoe strict's fund for capital projects, and requires the use of at least 80 percent of the proceeds the tax for enlarging, remodeling or repairing existing buildings or grounds for schools.]

Existing law also provides that certain transfers are exempt from such taxes. [on nsfers of real property.] (NRS 375.090) Section 3 of this bill revises an exemption for transfers relating to a change in identity, form or place of organization to clarify that the exemption applies to the reorganization of any business entity.

Existing law provides for the imposition of taxes on the rental of transient lodging. (NRS)

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Sections 10.1-10.4 of this bill create the Washoe County Schools Construction and Revitalization Advisory Committee, require the Advisory Committee to prepare recommendations for the imposition of taxes to fund capital projects for the Washoe County School District, require the Board of County Commissioners to impose the taxes only if the voters of the County approve of the imposition of those taxes at the 2008 General Election, and require the Committee on Local Government Finance to adopt regulations prescribing the contents of any ordinance imposing those taxes.

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

Section 1. [Chapter 375 of NRS is hereby amended by adding thereto a new section to read as follows:

1. The board of trustees of a county school district in a county whose population is 100,000 or more but less than 400,000 may adopt and transmit to the board of county commissioners of that county a resolution requesting the board of county commissioners to impose a tax, in addition to all other taxes imposed on transfers of real property other than another tax imposed in the county pursuant to this section, at the rate of 60 cents for each \$500 of value or fraction thereof, on each deed by which any lands, tenements or other realty is granted, assigned, transferred or otherwise conveyed to, or vested in, another person, if the consideration or value of the interest or property conveyed exceeds \$100. Upon the receipt of a resolution adopted pursuant to this subsection, the board of county commissioners shall impose the requested tax.

2. The amount of any tax imposed pursuant to this section must be computed on the basis of the value of the transferred real property as declared pursuant to NRS 375.060.

<u>3. The county recorder shall collect any tax imposed pursuant to this section in the manner provided in NRS 375.030, except that he shall transmit all</u> the proceeds of the tax imposed pursuant to this section and any applicable penalties and interest thereon to the county treasurer for deposit in the county school district's fund for capital projects established pursuant to NRS 387.328, to be held and expended in the same manner as other money deposited in that fund, except that not less than 80 percent of those proceeds must be used for the purposes described in paragraph (b) of subsection 1 of NRS 387.335.

4. The proceeds of any tax imposed pursuant to this section must not be:

(a) Considered in any negotiations between a recognized organization of employees of a school district and the school district; or

(b) Used to reduce or supplant the amount of any money which would otherwise be made available for the purposes described in subsection 1 of NRS 387.335.] (Deleted by amendment.)

Sec. 2. [NRS 375.030 is hereby amended to read as follows:
375.030 1. If any deed evidencing a transfer of title subject to the imposed by NRS 375.020 and 375.023 and, if applicable, NRS 375.026 and section 1 of this act is offered for recordation, the county recorder shall compute the

amount of the tax due and shall collect that amount before acceptance of the deed for recordation.

2. The buyer and seller are jointly and severally liable for the payment of the

- 2. The buyer and seller are jointly and severally liable for the payment of the taxes imposed by NRS 375.020, 375.023 and 375.026 and section 1 of this act and any penalties and interest imposed pursuant to subsection 3. The escrow holder is not liable for the payment of the taxes imposed by NRS 375.020, 375.023 and 375.026 and section 1 of this act or any penalties or interest imposed pursuant to subsection 3.
- 3. If after recordation of the deed, the county recorder disallows an exemption that was claimed at the time the deed was recorded or through audit or otherwise determines that an additional amount of tax is due, the county recorder shall promptly notify the person who requested the recording of the deed and the buyer and seller of the additional amount of tax due. If the additional amount of tax is not paid within 30 days after the date the buyer and seller are notified, the county recorder shall impose a penalty of 10 percent of the additional amount due in addition to interest at the rate of 1 percent per month, or portion thereof, of the additional amount due calculated from the date of the original recordation of the deed on which the additional amount is due through the date on which the additional amount due, penalty and interest are paid to the county recorder.
- 4. This section does not prohibit a buyer and seller from agreeing by contract or otherwise that one party or the other will be responsible for the payment of the tax due pursuant to this chapter, but such an agreement does not affect the ability of the county recorder to collect the tax and any penalties and interest from either the buyer or the seller.] (Deleted by amendment.)
 - **Sec. 3.** NRS 375.090 is hereby amended to read as follows:
- $375.090\,$ The taxes imposed by NRS 375.020, 375.023 and 375.026 do not apply to:
- 1. A mere change in identity, form or place of organization, such as a transfer between a [corporation] business entity and its parent [corporation, a], its subsidiary or an affiliated [corporation] business entity if the affiliated [corporation] business entity has identical common ownership.
- 2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
- 3. A transfer of title recognizing the true status of ownership of the real property.
- 4. A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.
- 5. A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.
- 6. A transfer of title between former spouses in compliance with a decree of divorce.
- 7. A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.
- 8. Transfers, assignments or conveyances of unpatented mines or mining claims.
- 9. A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.
- 10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.

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- 11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment:
- (a) Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. §§ 101 et seq.;
- (b) Approved in an equity receivership proceeding involving a railroad, as defined in the Bankruptcy Act; or
- (c) Approved in an equity receivership proceeding involving a corporation, as defined in the Bankruptcy Act,
- → if the making, delivery or filing of instruments of transfer or conveyance occurs within 5 years after the date of the confirmation, approval or change.
- 12. The making or delivery of conveyances of real property to make effective any order of the Securities and Exchange Commission if:
- (a) The order of the Securities and Exchange Commission in obedience to which the transfer or conveyance is made recites that the transfer or conveyance is necessary or appropriate to effectuate the provisions of section 11 of the Public Utility Holding Company Act of 1935, 15 U.S.C. § 79k;
- (b) The order specifies and itemizes the property which is ordered to be transferred or conveyed; and
 - (c) The transfer or conveyance is made in obedience to the order.
- 13. A transfer to an educational foundation. As used in this subsection, "educational foundation" has the meaning ascribed to it in subsection 3 of NRS 388.750.
- 14. A transfer to a university foundation. As used in this subsection, "university foundation" has the meaning ascribed to it in subsection 3 of NRS 396.405.
 - Sec. 4. [NRS 375.090 is hereby amended to read as follows:
- 375.090 The taxes imposed by NRS 375.020, 375.023 and 375.026 and section 1 of this act do not apply to:
- 1. A more change in identity, form or place of organization, such as a transfer between a business entity and its parent, its subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership.
- 2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
- 3. A transfer of title recognizing the true status of ownership of the real property.
- 4. A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.
- 5. A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.
- 6. A transfer of title between former spouses in compliance with a decree of divorce.
- 7. A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.
- 8. Transfers, assignments or conveyances of unpatented mines or mining
- 9. A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.
- 10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.

- (b) Approved in an equity receivership proceeding involving a railroad, as defined in the Bankruptey Act; or
- (c) Approved in an equity receivership proceeding involving a corporation, as defined in the Bankruptey Act,
- → if the making, delivery or filing of instruments of transfer or conveyance occurs within 5 years after the date of the confirmation, approval or change.
- 12. The making or delivery of conveyances of real property to make effective any order of the Securities and Exchange Commission if:
- (a) The order of the Securities and Exchange Commission in obedience to which the transfer or conveyance is made recites that the transfer or conveyance is necessary or appropriate to effectuate the provisions of section 11 of the Public Utility Holding Company Act of 1935, 15 U.S.C. § 79k;
- (b) The order specifies and itemizes the property which is ordered to be transferred or conveyed; and
- (e) The transfer or conveyance is made in obedience to the order.
- 13. A transfer to an educational foundation. As used in this subsection, "educational foundation" has the meaning ascribed to it in subsection 3 of NRS 288.750.
- 14. A transfer to a university foundation. As used in this subsection, "university foundation" has the meaning ascribed to it in subsection 3 of NRS 396.405.1 (Deleted by amendment.)
- Sec. 5. [Chapter 244 of NRS is hereby amended by adding thereto a new section to read as follows:
- 1. The board of trustees of a county school district in a county whose population is 100,000 or more but less than 100,000 may adopt and transmit to the board of county commissioners of that county a resolution requesting the board of county commissioners to impose a tax, in addition to all other taxes imposed on the revenue from the rental of transient lodging other than another tax imposed in the county pursuant to this section, at the rate of one and five-eighths percent of the gross receipts from the rental of transient lodging. Upon the receipt of a resolution adopted pursuant to this subsection, the board of county commissioners shall adopt an ordinance imposing the requested tax throughout the county, including its incorporated cities, upon all persons in the business of providing lodging.
- 2. An ordinance imposing a tax pursuant to this section must include all the matters required by NRS 244.3352 for the mandatory tax, must be administered in the same manner, and imposes the same liabilities, except that:
- (a) The collection of the tax imposed pursuant to this section must not commence earlier than the first day of the second calendar month after the adoption of the ordinance imposing the tax; and
- (b) The governmental entity collecting the tax shall transfer all collections to the county treasurer and may not retain any part of the tax as a collection or administrative fee.
- 3. The proceeds of any tax imposed pursuant to this section and any applicable penalties and interest thereon must be deposited in the county school district's fund for capital projects established pursuant to NRS 387.328, to be held and expended in the same manner as other money deposited in that fund,

388.750 1. An educational foundation:

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- (a) Shall comply with the provisions of chapter 241 of NRS;
- (b) Except as otherwise provided in subsection 2, shall make its records public and open to inspection pursuant to NRS 239.010; and

xempt from the taxes imposed by NRS 375.020, 375.023 and 375.026 2 and section 1 of this act pursuant to subsection 13 of NRS 375.000. 3 An educational foundation is not required to disclose the 4 contributors to the foundation or the amount of their contributions. The educationa 5 6 7 relating to that contributor. 8 As used in this section, "educational foundation" means a 9 poration, association or institution or a charitable organization that is: 10 (a) Organized and operated exclusively for the purpose of 11 more kindergartens, elementary schools, junior high or middle 12 schools, or any combination thereof; 13 (b) Formed pursuant to the laws of this State; and 14 (e) Exempt from taxation pursuant to 26 U.S.C. § 501(e)(3).] (Deleted by 15 amendment.) Sec. 9. [NRS 396.405 is hereby amended to read as follows: 16 17 306.405 1. A university foundation: 18 (a) Shall comply with the provisions of chapter 241 of NRS; 19 (b) Except as otherwise provided in subsection 2, shall make its records public and open to inspection pursuant to NRS 239.010; 20 (e) Is exempt from the taxes imposed by NRS 375.020, 375.023 and 375.026 21 22 23 (d) May allow a president or an administrator of the university, state 24 25 A university foundation is not required to disclose the nar 26 contributor or potential contributor to the university foundation, the amo 27 contribution of any information which may reveal or lead to the discovery identity. The university foundation shall, upon request, allow a 28 examine, during regular business hours, any record, document 29 30 of the foundation relating to that contributor. 31 3. As used in this section, "university foundation" means a corporation, association or institution or a charitable organization that is: 32 33 (a) Organized and operated exclusively for 34 university, state college or a community college; 35 (b) Formed pursuant to the laws of this State; and 36 (e) Exempt from taxation pursuant to 26 U.S.C. § 501(e)(3).] (Deleted by 37 amendment.) Sec. 10. [At the general election on November 4, 2008, in each count 38 39 population is 100,000 or more but less than 400,000, a question must be zeneral election ballot in substantially the following form: 40 41 42 1. The tax on transfers of real property in this county be increased 43 60 cents for each \$500 of the value of the transferred property; and 2. The tax on the revenue from the rental of transient lodging 44 45 county be increased by one and five eighths percent of the gross receipts 46 from such rentals. → to fund capital projects for the county school district?] (Deleted by 47 48 amendment.) Sec. 10.1. 1. The Washoe County Schools Construction and Revitalization Advisory Committee is hereby created. The Advisory 49 50 Committee consists of the Superintendent of Schools of the Washoe County 51

School District and 14 additional members who must be appointed as follows:

(a) Two members of the Senate who are representative of Washoe County, appointed by the Majority Leader of the Senate. Each of the members appointed pursuant to this paragraph must be a member of a different major political party.

(b) Two members of the Assembly who are representative of Washoe County, appointed by the Speaker of the Assembly. Each of the members appointed pursuant to this paragraph must be a member of a different major

political party.

- (c) One member who is a representative of gaming, appointed by the association of gaming establishments whose membership collectively paid the most gross revenue fees to the State pursuant to NRS 463.370 in the county in the preceding year.
- (d) One member who is a representative of business or commercial interests other than gaming, appointed by the Reno-Sparks Chamber of Commerce.
- (e) One member who is a representative of the Nevada Association of Realtors, appointed by the Nevada Association of Realtors.
- (f) One member whose is a representative of the association of homebuilders with the largest membership in the county, appointed by that association.
- (g) One member who is a representative of the county fair and recreation board, appointed by that board.
- (h) One member who is a representative of the largest publicly-traded electric utility in the county, appointed by that utility.
- (i) One member who is a representative of a labor organization, appointed by the State of Nevada AFL-CIO.
- (j) One member who is a representative of the largest organization of educators in the county, appointed by that organization.
- (k) One member who is a representative of the general public, appointed by the parent-teacher association with the largest membership in the county.
- (l) One member who is a representative of the general public, appointed by the Governor. The member appointed pursuant to this paragraph must be a registered voter in the county.
- 2. Each of the members appointed pursuant to paragraphs (c) to (i), inclusive, of subsection 1 must be a member of the governing board or an executive officer of the entity entitled to appoint the member.
- 3. The Legislative Commission shall appoint the Chairman of the Advisory Committee from among the members appointed pursuant to paragraphs (a) and (b) of subsection 1.
- 4. Any vacancy occurring on the Advisory Committee must be filled by the person or entity entitled to appoint the member whose position is vacant.
- 5. The members of the Advisory Committee who are not Legislators shall serve without salary, but they are entitled to receive out of the Legislative Fund the per diem expense allowances and travel expenses provided for state officers and employees generally. Except during a regular or special session of the Legislature, members of the Advisory Committee who are Legislators are entitled to receive out of the Legislative Fund the compensation provided for a majority of the members of the Legislature during the first 60 days of the preceding session for each day or portion of a day of attendance, and the per diem expense allowances provided for state officers and employees generally and the travel expenses provided pursuant to NRS 218.2207.

- 6. The Superintendent of Schools of the Washoe County School District shall provide such staff and other support as is necessary for the Advisory Committee to perform its duty.
- Sec. 10.2. 1. The Washoe County Schools Construction and Revitalization Advisory Committee shall, not later than May 1, 2008:
- (a) Prepare recommendations for the imposition of one or more taxes in the county to provide funding for the Washoe County School District for the purposes set forth in subsection 1 of NRS 387.335; and
- (b) Submit the recommendations to the Board of Trustees of the Washoe County School District.
- 2. Each recommendation submitted to the Board of Trustees pursuant to subsection 1 must be approved by at least 10 members of the Advisory Committee.
- 3. The Board of Trustees shall adopt and transmit to the Board of County Commissioners of Washoe County a resolution requesting the Board of County Commissioners to adopt an ordinance imposing any tax or taxes recommended by the Advisory Committee and submitted to the Board of Trustees pursuant to this section. The Board of County Commissioners shall:
- (a) At the general election on November 4, 2008, submit a question to the voters of the county asking whether the recommended tax or taxes should be imposed in the county; and
- (b) If a majority of the voters voting on the question vote affirmatively on the question, adopt an ordinance imposing the recommended tax or taxes. The tax or taxes may be imposed notwithstanding the provisions of any specific statute to the contrary.
- Sec. 10.3. 1. The Committee on Local Government Finance shall, not later than November 1, 2008, adopt regulations prescribing the contents of any ordinance which may be adopted pursuant to section 10.2 of this act. The regulations:
 - (a) Must:

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- (1) Prescribe procedures for the administration and enforcement of any tax or taxes imposed; and
- (2) Prohibit the collection before January 1, 2009, of any tax or taxes imposed; and
- (b) May include such other matters as the Committee deems to be appropriate.
- 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. 10.4. The proceeds of any tax or taxes imposed under an ordinance adopted pursuant to section 10.2 of this act:
- 1. Must be deposited in the county school district's fund for capital projects established pursuant to NRS 387.328, to be held and expended in the same manner as other money deposited in that fund; and
 - 2. Must not be:
- (a) Considered in any negotiations between a recognized organization of employees of a school district and the school district; or
- (b) Used to reduce or supplant the amount of any money which would otherwise be made available for the purposes described in subsection 1 of NRS 387,335.
- Sec. 11. 1. This [section and sections 3 and 10 of this act become] act becomes effective on July 1, 2007.

2. [Sections 1, 2 and 4 to 9, inclusive, of this act become effective on January 1, 2009, only if a majority of the voters voting on the question placed on the ballot pursuant to section 10 of this act vote affirmatively on the question in all the counties in which the question was placed on the ballot.] Section 10.1 of this act expires by limitation on May 1, 2008.