

SENATE BILL NO. 172—COMMITTEE ON JUDICIARY

MARCH 4, 2009

Referred to Committee on Judiciary

SUMMARY—Revises provisions governing the sale of subdivided land. (BDR 10-867)

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 property; exempting nonresidential subdivisions from certain provisions governing the sale of subdivided land; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Existing law provides exemptions from certain provisions of chapter 119 of
2 NRS governing the sale of subdivided land. (NRS 119.119-119.122) Existing law
3 also exempts from compliance with the provisions of chapter 119 of NRS in its
4 entirety certain time-share projects, campgrounds and developers which are subject
5 to and comply with the requirements of certain other chapters of NRS. (NRS
6 119.125) This bill provides that the provisions of chapter 119 of NRS do not apply
7 to a subdivision which is divided or proposed to be divided into 35 or more lots,
8 parcels, units or interests if each lot, parcel, unit or interest of the subdivision is
9 used only for nonresidential use. (NRS 119.110, 119.125)

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

1 **Section 1.** Chapter 119 of NRS is hereby amended by adding
2 thereto a new section to read as follows:

3 *The provisions of this chapter do not apply to any subdivision*
4 *in which all lots, parcels, units or interests of the subdivision are*
5 *restricted exclusively to nonresidential use.*

