

SENATE BILL NO. 258—SENATORS CEGAVSKE; AMODEI, CARE,
HARDY, LEE, MATHEWS, MCGINNESS, SCHNEIDER AND
WASHINGTON

MARCH 16, 2009

JOINT SPONSORS: ASSEMBLYMEN GANSERT, MORTENSON;
CARPENTER, CHRISTENSEN, CLABORN, COBB, HAMBRICK,
HOGAN, MANENDO, MUNFORD, SETTELMAYER AND
STEWART

Referred to Committee on Energy, Infrastructure and Transportation

SUMMARY—Requires owners of industrial or commercial
buildings to make certain disclosures.
(BDR 58-790)

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; requiring that the owner of an
industrial or commercial building provide a prospective
tenant with certain information relating to
telecommunication and video services; and providing
other matters properly relating thereto.

Legislative Counsel's Digest:

1 **Section 1** of this bill requires the owner of an industrial or commercial building
2 to provide a prospective tenant, upon request, with the name of certain
3 telecommunication providers with equipment, property or connections in place at
4 the building. **Section 1** also provides that the State or any of its political
5 subdivisions shall not require the owner to accept or maintain any equipment,
6 property, connections or telecommunication services from a telecommunication
7 provider. **Section 2** of this bill makes the same requirements as contained in **section**
8 **1** apply with regard to video service providers.



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

Section 1. Chapter 707 of NRS is hereby amended by adding thereto a new section to read as follows:

1. The owner of an industrial or commercial building in this State shall, upon request of a prospective tenant, provide written notice to the prospective tenant of the names of any telecommunication providers that have equipment, property or connections in place at the building to provide telecommunication service to the tenant.

2. The owner shall provide a written notice pursuant to subsection 1 before entering into any lease or rental agreement with the tenant who requested the notice.

3. The State or any of its political subdivisions shall not require the owner of an industrial or commercial building to accept or maintain any equipment, property, connections or telecommunication services from a telecommunication provider.

4. This section does not apply to a prospective tenant of a residential unit or to a lease or rental of a residential unit.

Sec. 2. Chapter 711 of NRS is hereby amended by adding thereto a new section to read as follows:

1. The owner of an industrial or commercial building in this State shall, upon request of a prospective tenant, provide written notice to the prospective tenant of the names of any video service providers that have equipment, property or connections in place at the building to provide video service to the tenant.

2. The owner shall provide a written notice pursuant to subsection 1 before entering into any lease or rental agreement with the tenant who requested the notice.

3. The State or any of its political subdivisions shall not require the owner of an industrial or commercial building to accept or maintain any equipment, property, connections or video services from a video service provider.

4. This section does not apply to a prospective tenant of a residential unit or to a lease or rental of a residential unit.

