

ASSEMBLY BILL NO. 454—COMMITTEE
ON GOVERNMENT AFFAIRS

MARCH 28, 2011

Referred to Committee on Government Affairs

SUMMARY—Removes prospective expiration of certain provisions relating to land use planning. (BDR 22-1119)

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 land use planning; removing the prospective expiration of certain provisions concerning tentative maps and final maps of certain subdivisions of land; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Existing law prescribes certain requirements for the proposed dividing of land
2 into five or more units for the purpose of transfer or development, unless otherwise
3 exempted. (NRS 278.320-278.460) The initial action in the process of dividing
4 such land is the submission of a tentative map of the proposed subdivision, and the
5 concluding action is the recordation of an approved final map. (NRS 278.330,
6 278.460) A subdivider whose tentative map of a proposed subdivision has been
7 approved by the appropriate planning authority must present a final map covering
8 the entire subdivision, or the first of a series of successive final maps covering
9 portions of the subdivision, within 4 years after the approval of the tentative map,
10 with certain exceptions, or proceedings concerning the subdivision are terminated.
11 (NRS 278.360) Additionally, if a subdivider is presenting a series of final maps,
12 each successive map must be presented within 2 years after the previous final map
13 in the series was recorded, unless the planning authority grants an extension of not
14 more than 2 additional years. (NRS 278.360)

15 These deadlines of 4 years and 2 years were extended from 2 years and 1 year,
16 respectively, during the 2009 Legislative Session, and those changes are scheduled
17 to expire on June 30, 2013, after which the deadlines will revert to 2 years and 1
18 year, respectively. (Section 3, chapter 59, Statutes of Nevada 2009, p. 165) This bill
19 removes that prospective expiration so that: (1) the deadline for presenting a final
20 map or the first in a series of successive maps will remain at 4 years after the
21 approval of the tentative map; (2) the deadline for presenting one of a series of
22 successive final maps will remain at 2 years after the presentation of the previous



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23 map; and (3) the possible duration of an extension to the deadlines for presenting
24 one of a series of successive maps will remain at 2 years.

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

1 **Section 1.** Section 3 of chapter 59, Statutes of Nevada 2009, at
2 page 165, is hereby amended to read as follows:

3 Sec. 3. ~~H.~~ This act becomes effective upon passage
4 and approval.

5 ~~{2. Section 2 of this act expires by limitation on June 30,~~
6 ~~2013.}~~

7 **Sec. 2.** This act becomes effective on upon passage and
8 approval.

