

ASSEMBLY BILL NO. 59—COMMITTEE  
ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE STATE PUBLIC WORKS DIVISION)

PREFILED DECEMBER 20, 2014

Referred to Committee on Government Affairs

SUMMARY—Revises the authority of the Administrator of the State Public Works Division of the Department of Administration regarding leases for certain office rooms for state agencies, boards and commissions. (BDR 27-299)

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 the Department of Administration; revising the authority of the Administrator of the State Public Works Division of the Department of Administration with respect to the leasing of certain office rooms; requiring the Administrator to consider regulations adopted by the State Public Works Division when entering into such real property leases; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

1 Existing law grants the Administrator of the State Public Works Division of the  
2 Department of Administration the authority to lease office space to house state  
3 officers, departments, agencies, boards or commissions whenever sufficient space  
4 cannot be provided within state buildings. (NRS 331.110) This bill makes it  
5 mandatory for the Administrator to lease and equip office rooms outside of state  
6 buildings for the use of state officers, departments, agencies, boards and  
7 commissions whenever sufficient space cannot be provided within state buildings  
8 except state officers and employees of boards that are exempt from the provisions  
9 of chapter 353 of NRS. This bill authorizes those exempt boards to request the  
10 Administrator to lease office rooms for them. This bill also requires the  
11 Administrator, when considering entering into a lease for office rooms, to take into  
12 consideration the regulations governing the duties of the Buildings and Grounds



\* A B 5 9 R 1 \*

13 Section of the Division, as well as the reasonableness of the applicable agreement  
14 and the availability of sufficient space within state buildings.

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

1 **Section 1.** (Deleted by amendment.)

2 **Sec. 2.** NRS 331.110 is hereby amended to read as follows:

3 331.110 1. Except as otherwise provided by law, the  
4 Administrator ~~may~~:

5 *(a) Except as otherwise provided in paragraph (b), shall* lease  
6 and equip office rooms outside of state buildings for the use of state  
7 officers, departments, agencies, boards and commissions whenever  
8 sufficient space cannot be provided within state buildings. *A state*  
9 *officer, department, agency, board or commission to which this*  
10 *paragraph applies may only lease and equip office rooms outside*  
11 *of state buildings pursuant to this paragraph.*

12 *(b) May lease and equip office rooms outside of state buildings*  
13 *for the use of state officers and employees of boards that are*  
14 *exempt from the provisions of chapter 353 of NRS pursuant to*  
15 *NRS 353.005, upon the request of such a board.*

16 2. The Administrator shall negotiate, approve and oversee any  
17 agreement to lease office rooms pursuant to this section, but no such  
18 lease may extend beyond the term of 1 year unless it is reviewed and  
19 approved by a majority of the members of the State Board of  
20 Examiners. The Attorney General shall approve each lease entered  
21 into pursuant to this subsection as to form and compliance with law.

22 ~~12-~~ 3. Notwithstanding any other provision of law, before the  
23 Administrator enters into any lease for office rooms for any state  
24 officer, department, agency, board or commission ~~1~~ *pursuant to*  
25 *subsection 1*, the Administrator shall consider, without limitation:

26 (a) The reasonableness of the terms of the agreement, including,  
27 without limitation, the cost; ~~and~~

28 (b) The availability of space for use by the state officer,  
29 department, agency, board or commission , *as applicable*, in  
30 buildings that are owned by or leased to the State ~~1~~ ; *and*

31 *(c) Any regulations adopted pursuant to or in accordance with*  
32 *NRS 341.110.*

33 ~~13-~~ 4. Each state officer, department, agency, board and  
34 commission shall maintain and, on or after April 1 but not later than  
35 June 30 of each year, provide to the Administrator an inventory of  
36 all real property leased to the State that is occupied by or otherwise  
37 used by the state officer, department, agency, board and  
38 commission. The Division of State Lands ~~1~~ *of the State*  
39 *Department of Conservation and Natural Resources*, Department



1 of Transportation and State Public Works Division of the  
2 Department of Administration shall maintain and, on or after April 1  
3 but not later than June 30 of each year, provide to the Administrator  
4 an inventory of all real property owned by the State. Each inventory  
5 must identify:

6 (a) Real property that is being actively used by a state officer,  
7 department, agency, board or commission.

8 (b) Real property that is not being actively used by a state  
9 officer, department, agency, board or commission.

10 (c) Real property that is not being used by a state officer,  
11 department, agency, board or commission but which is reasonably  
12 anticipated to be actively used by a state officer, department,  
13 agency, board or commission in the future.

14 (d) Real property that is being actively used as a park or wildlife  
15 area.

16 ~~14.1~~ 5. Except as otherwise provided in subsection ~~16.1~~ 7, the  
17 Administrator shall post on an Internet website maintained by the  
18 State a list of all real property owned or leased by the State. Each  
19 such listing shall include, without limitation, a brief description of:

20 (a) The location, size and current use of the real property,  
21 including, without limitation, whether the real property is actively  
22 used; and

23 (b) The terms of the lease, including, without limitation, the cost  
24 to the State.

25 ~~15.1~~ 6. Before submitting the inventory to the Administrator  
26 pursuant to subsection ~~13.1~~ 4, a state officer, department, agency,  
27 board, commission, the Division of State Lands ~~1.1~~ *of the State*  
28 *Department of Conservation and Natural Resources*, Department  
29 of Transportation or State Public Works Division of the Department  
30 of Administration that uses the property may request the Chief of  
31 the Budget Division of the Department of Administration to deem  
32 information regarding the property confidential for the purpose of  
33 maintaining public safety.

34 ~~16.1~~ 7. If the Chief of the Budget Division deems information  
35 regarding property to be confidential pursuant to subsection ~~15.1~~ 6,  
36 the information concerning the property must be kept confidential  
37 and is not a public book or record within the meaning of NRS  
38 239.010. The Chief of the Budget Division must inform the  
39 Administrator that the information is confidential and that the  
40 information must not be posted on an Internet website maintained  
41 by the State pursuant to subsection ~~14.1~~ 5.

42 ~~17.1~~ 8. An owner of a building who enters into a contract with  
43 a state agency for occupancy in the building:

44 (a) If the contract is entered into before May 28, 2009, may  
45 comply with the program; and



(b) If the contract is entered into on or after May 28, 2009, shall, to the extent practicable as determined by the Administrator, comply with the program.

➤ If an owner chooses not to comply with the program pursuant to paragraph (a), a state or local agency shall not, after May 28, 2009, enter into a contract for occupancy of a building owned by the owner, except that the Administrator may authorize a state or local agency to enter into a contract for the occupancy of a building owned by an owner who does not comply with the program if the Administrator determines that it is impracticable for the owner to comply with the program.

~~†8-†~~ 9. As used in this section, "program" means the program established pursuant to NRS 701.218.

**Sec. 3.** (Deleted by amendment.)

**Sec. 4.** This act becomes effective upon passage and approval.

