

Amendment No. 967

Assembly Amendment to Assembly Bill No. 474	(BDR 10-1170)
Proposed by: Assembly Committee on Ways and Means	
Amends: Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: Yes	
Adoption of this amendment will MAINTAIN the 2/3s majority vote requirement for final passage of A.B. 474 (§ 1).	

ASSEMBLY ACTION			Initial and Date	SENATE ACTION			Initial and Date		
Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	_____	Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	_____
Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____	Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____
Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____	Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of green bold underlining is language proposed to be added 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) orange double underlining is deleted language in the original bill proposed to be retained in this amendment.

ASSEMBLY BILL NO. 474—COMMITTEE ON WAYS AND MEANS

(ON BEHALF OF THE DEPARTMENT OF ADMINISTRATION)

MARCH 23, 2015

Referred to Committee on Ways and Means

SUMMARY—Revises certain fees paid by homeowners' associations.
(BDR 10-1170)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

~

EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to common-interest ownership; revising certain fees required to be paid by homeowners' associations; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law establishes certain fees that must be paid by homeowners' associations to the Real Estate Administrator for deposit with the State Treasurer for credit to the Account for Common-Interest Communities and Condominium Hotels. These fees are established on the basis of the actual costs of administering the Office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels and may not exceed \$3 for each unit in a homeowners' association. (NRS 116.31155) This bill increases that amount from \$3 to \$5 beginning on July 1, 2016.

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

Section 1. NRS 116.31155 is hereby amended to read as follows:
116.31155 1. Except as otherwise provided in subsection 2, an association shall:

(a) If the association is required to pay the fee imposed by NRS 78.150, 82.193, 86.263, 87.541, 87A.560 or 88.591, pay to the Administrator a fee established by regulation of the Administrator for every unit in the association used for residential use.

(b) If the association is organized as a trust or partnership, or as any other authorized business entity, pay to the Administrator a fee established by regulation of the Administrator for each unit in the association.

2. If an association is subject to the governing documents of a master association, the master association shall pay the fees required pursuant to this section for each unit in the association that is subject to the governing documents of

1 the master association, unless the governing documents of the master association
2 provide otherwise. The provisions of this subsection do not relieve any association
3 that is subject to the governing documents of a master association from its ultimate
4 responsibility to pay the fees required pursuant to this section to the Administrator
5 if they are not paid by the master association.

6 3. The fees required to be paid pursuant to this section must be:

7 (a) Paid at such times as are established by the Division.

8 (b) Deposited with the State Treasurer for credit to the Account for Common-
9 Interest Communities and Condominium Hotels created by NRS 116.630.

10 (c) Established on the basis of the actual costs of administering the Office of
11 the Ombudsman and the Commission and not on a basis which includes any
12 subsidy beyond those actual costs. In no event may the fees required to be paid
13 pursuant to this section exceed ~~\$34~~ \$5 per unit.

14 4. The Division shall impose an administrative penalty against an association
15 or master association that violates the provisions of this section by failing to pay the
16 fees owed by the association or master association within the times established by
17 the Division. The administrative penalty that is imposed for each violation must
18 equal 10 percent of the amount of the fees owed by the association or master
19 association or \$500, whichever amount is less. The amount of the unpaid fees owed
20 by the association or master association bears interest at the rate set forth in NRS
21 99.040 from the date the fees are due until the date the fees are paid in full.

22 5. A unit's owner may not be required to pay any portion of the fees or any
23 administrative penalties or interest required to be paid pursuant to this section to
24 both an association and a master association.

25 6. An association that is subject to the governing documents of a master
26 association may not be required to pay any portion of the fees or any administrative
27 penalties or interest required to be paid pursuant to this section to the extent they
28 have already been paid by the master association.

29 7. A master association may not be required to pay any portion of the fees or
30 any administrative penalties or interest required to be paid pursuant to this section
31 to the extent they have already been paid by an association that is subject to the
32 governing documents of the master association.

33 8. Upon the payment of the fees and any administrative penalties and interest
34 required by this section, the Administrator shall provide to the association or master
35 association evidence that it paid the fees and the administrative penalties and
36 interest in compliance with this section.

37 9. Any person, association or master association which has been requested or
38 required to pay any fees, administrative penalties or interest pursuant to this section
39 and which believes that such fees, administrative penalties or interest has been
40 imposed in error may, without exhausting any available administrative remedies,
41 bring an action in a court of competent jurisdiction to recover:

42 (a) Any amount paid in error for any fees, administrative penalties or interest
43 during the immediately preceding 3 years;

44 (b) Interest on the amount paid in error at the rate set forth in NRS 99.040; and

45 (c) Reasonable costs and attorney's fees.

46 **Sec. 2.** This act becomes effective on July 1, ~~2015~~ **2016.**