

Amendment No. 617

Assembly Amendment to Assembly Bill No. 34	(BDR 26-179)
Proposed by: Assembly Committee on Natural Resources, Agriculture, and Mining	
Amendment Box: Replaces Amendment No. 136.	
Amends: Summary: Yes Title: Yes Preamble: No Joint Sponsorship: No Digest: Yes	

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. 34—COMMITTEE ON NATURAL
RESOURCES, AGRICULTURE, AND MINING

(ON BEHALF OF THE DIVISION OF STATE LANDS
OF THE STATE DEPARTMENT OF CONSERVATION
AND NATURAL RESOURCES)

PREFILED NOVEMBER 16, 2016

Referred to Committee on Natural Resources,
Agriculture, and Mining

SUMMARY—Revises provisions relating to ~~{state lands;}~~ government land.
(BDR 26-179)

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 ~~{state lands;}~~ government land; reducing the number of independent appraisals of state land required before such land may be offered for sale or lease; revising certain restrictions on the performance of an appraisal of certain government land by an appraiser; revising provisions relating to the ~~{use of money in the}~~ Revolving Account for Land Management; removing an exemption from procedural requirements for the sale or lease of state land for a lease of residential property with a term of 1 year or less; revising provisions relating to the requirement that the Administrator of the Division of State Lands of the State Department of Conservation and Natural Resources develop and make certain information useful to land use planning available to cities and counties; revising provisions relating to the lease of state land for less than fair market value to certain persons who intend to locate or expand a business in this State; repealing obsolete provisions regarding the Lincoln County Pilot Land Development and Disposal Law; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Under existing law, the Division of State Lands of the State Department of Conservation and Natural Resources must acquire and hold in the name of the State all land and interests in land owned or required by the State, with certain exceptions. (NRS 321.001) The Administrator of the Division is, ex officio, the State Land Registrar. (NRS 321.010)

Existing law requires, with certain exceptions, the State Land Registrar to obtain two independent appraisals of any state land before offering the land for sale or lease. (NRS

321.007) **Section 1** of this bill ~~changes that requirement so~~ decreases to one the number of independent appraisals that the State Land Registrar ~~must~~ is required to obtain ~~just one independent appraisal~~ before offering state land for sale or lease.

Existing law also prohibits an appraiser from appraising state land if the appraiser or a person related to the appraiser within the first degree of consanguinity or affinity has an interest in the land or an adjoining property. Section 1 expands the prohibited degree of consanguinity or affinity of the appraiser's relative to the third degree of consanguinity or affinity.

Existing law creates the Revolving Account for Land Management as a special account in the State General Fund. Money in the Account must be used to pay the expenses relating to the management of land held by the Division of State Lands, including, without limitation, expenses for appraisals and surveys, construction of fences and barriers for vehicles and the cleanup and maintenance of the land. (NRS 321.067) **Section 2** of this bill authorizes money in the Account also to be used to pay expenses relating to the acquisition of or interests in land. **Section 2** also provides that the expenses for which money in the Account may be used may include land surveys, required assessments of the land, including surveys of the biological, environmental and cultural conditions and resources of the land, and any required mitigation of the land.

Existing law authorizes the State Land Registrar to request an allocation to the Revolving Account from the Contingency Account in the State General Fund if the balance in the Revolving Account is below \$5,000. **Section 2** of this bill raises that amount to \$20,000.

Existing law provides procedural requirements for the sale or lease of state land and exempts from those requirements any lease of residential property with a term of 1 year or less. (NRS 321.335) **Section 3** of this bill removes that exemption.

Existing law requires the Administrator of the Division of State Lands to: (1) administer the activities of the State Land Use Planning Agency; and (2) develop and distribute information that is useful to land use planning. Existing law also gives priority to the activities of the State Land Use Planning Agency in the provision of technical assistance in areas of this State where such assistance is requested. (NRS 321.710) Section 3.5 of this bill limits the entities to which priority in the provision of technical assistance must be given to counties and cities.

Existing law requires the Administrator of the Division of State Lands to develop and make available to cities and counties certain specified information useful to land use planning. (NRS 321.720) **Section 4** of this bill removes the requirement that the Administrator develop and make available to cities and counties: (1) ~~a continuously revised inventory of the land and natural resources of the State;~~ (2) statewide data relating to population densities and trends, economic and environmental characteristics and trends, and directions and extent of urban and rural growth; ~~(3)~~ (2) projections of the nature and quantity of land needed and suitable for various purposes; and ~~(4)~~ (3) a continuously revised inventory of the environmental, geological and physical conditions which influence the desirability of various uses of land. Section 4 also requires the Administrator, to the extent practicable, to compile the information developed and make the compilation available to counties and cities.

Existing law authorizes, if certain requirements are fulfilled, the lease of state land for less than the fair market value of the land for the first year of the lease if the lessee intends to locate or expand a business in this State. (NRS 322.061) **Section 5** of this bill removes a number of the requirements that must be fulfilled, including requirements relating to the number of employees of the business, the capital investment in this State by the business, the average hourly wage paid by the business to employees in this State and the benefits provided by the business.

Existing law prohibits an appraiser who appraises any real property that is offered for sale or lease by a board of county commissioners or the governing body of an incorporated city from conducting the appraisal if the appraiser or a person related to the appraiser within the first degree of consanguinity or affinity has an interest in the real property or an adjoining property. (NRS 244.2795, 268.059) Sections 6 and 7 of this bill expand the prohibited degree of consanguinity or affinity of the person from the first degree of consanguinity or affinity to the third degree of consanguinity or affinity and, in certain circumstances, the second degree of consanguinity or affinity.

65 **Section 44 9** of this bill repeals obsolete provisions relating to the Lincoln County Pilot
66 Land Development and Disposal Law. (NRS 321.540-321.590)

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

Section 1. NRS 321.007 is hereby amended to read as follows:

321.007 1. Except as otherwise provided in subsection 5, NRS 321.008, 322.061, 322.063, 322.065 or 322.075, except as otherwise required by federal law, except for land that is sold or leased to a public utility, as defined in NRS 704.020, to be used for a public purpose, except for land that is sold or leased to a state or local governmental entity, except for a lease which is part of a contract entered into pursuant to chapter 333 of NRS and except for land that is sold or leased pursuant to an agreement entered into pursuant to NRS 277.080 to 277.170, inclusive, when offering any land for sale or lease, the State Land Registrar shall:

(a) ~~Except as otherwise provided in this paragraph, obtain two~~ **Obtain an** independent ~~appraisals~~ **appraisal** of the land before selling or leasing it. ~~If the Interim Finance Committee grants its approval after discussion of the fair market value of the land, one independent appraisal of the land is sufficient before selling or leasing it.~~ The appraisal ~~for appraisals, as applicable,~~ must have been prepared not more than 6 months before the date on which the land is offered for sale or lease.

(b) Notwithstanding the provisions of chapter 333 of NRS, select ~~the one~~ **an** independent appraiser ~~for two independent appraisers, as applicable,~~ from the list of appraisers established pursuant to subsection 2.

(c) Verify the qualifications of ~~each~~ **an** appraiser selected pursuant to paragraph (b). The determination of the State Land Registrar as to the qualifications of an appraiser is conclusive.

2. The State Land Registrar shall adopt regulations for the procedures for creating or amending a list of appraisers qualified to conduct appraisals of land offered for sale or lease by the State Land Registrar. The list must:

(a) Contain the names of all persons qualified to act as a general appraiser in the same county as the land that may be appraised; and

(b) Be organized at random and rotated from time to time.

3. An appraiser chosen pursuant to subsection 1 must provide a disclosure statement which includes, without limitation, all sources of income of the appraiser that may constitute a conflict of interest and any relationship of the appraiser with the owner of the land or the owner of an adjoining property.

4. An appraiser shall not perform an appraisal on any land offered for sale or lease by the State Land Registrar if the appraiser or a person related to the appraiser within the ~~first~~ **third** degree of consanguinity or affinity has an interest in the land or an adjoining property.

5. If a lease of land is for residential property and the term of the lease is 1 year or less, the State Land Registrar shall obtain an analysis of the market value of similar rental properties prepared by a licensed real estate broker or salesperson when offering such a property for lease.

6. If land is sold or leased in violation of the provisions of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance or law governing the zoning or use of the land is void if the change takes place within 5 years after the date of the void sale or lease.

1 **Sec. 2.** NRS 321.067 is hereby amended to read as follows:

2 321.067 1. The Revolving Account for Land Management is hereby created
3 as a special account in the State General Fund.

4 2. The State Land Registrar shall use the money in the *Revolving* Account to
5 pay the expenses related to the management of land held by the Division ~~++~~ *and the*
6 *acquisition of or interests in land*, including, without limitation, expenses for:

7 (a) Appraisals and *land* surveys;

8 (b) *Required environmental assessments of the land, including, without*
9 *limitation, surveys of the biological, environmental and cultural conditions and*
10 *resources of the land;*

11 (c) Construction of fences and barriers for vehicles; ~~++~~

12 ~~---(e)++~~ (d) The cleanup and maintenance of the land ~~++~~; *and*

13 (e) *Any mitigation required of the land.*

14 3. The State Land Registrar shall:

15 (a) Approve any disbursement from the Revolving Account; and

16 (b) Maintain records of any such disbursement.

17 4. The State Land Registrar shall deposit into the Revolving Account money
18 received by the Division as a donation or as a reimbursement for or advance
19 payment of an expense paid out of the Revolving Account.

20 5. The balance of the Revolving Account must be carried forward at the end
21 of each fiscal year.

22 6. If the balance in the account is below ~~++\$5,000++~~ *\$20,000*, the State Land
23 Registrar may request an allocation from the Contingency Account in the State
24 General Fund pursuant to NRS 353.266, 353.268 and 353.269.

25 **Sec. 3.** NRS 321.335 is hereby amended to read as follows:

26 321.335 1. Except as otherwise provided in NRS 321.008, 321.125,
27 322.061, 322.063, 322.065 or 322.075, except as otherwise required by federal law,
28 except for land that is sold or leased to a public utility, as defined in NRS 704.020,
29 to be used for a public purpose, except for land that is sold or leased to a state or
30 local governmental entity, except for a lease which is part of a contract entered into
31 pursuant to chapter 333 of NRS and except for an agreement entered into pursuant
32 to the provisions of NRS 277.080 to 277.170, inclusive, ~~for a lease of residential~~
33 ~~property with a term of 1 year or less,~~ after April 1, 1957, all sales or leases of any
34 lands that the Division is required to hold pursuant to NRS 321.001, including lands
35 subject to contracts of sale that have been forfeited, are governed by the provisions
36 of this section.

37 2. Whenever the State Land Registrar deems it to be in the best interests of
38 the State of Nevada that any lands owned by the State and not used or set apart for
39 public purposes be sold or leased, the State Land Registrar may, with the approval
40 of the State Board of Examiners and the Interim Finance Committee, cause those
41 lands to be sold or leased upon sealed bids, or oral offer after the opening of sealed
42 bids for cash or pursuant to a contract of sale or lease, at a price not less than the
43 highest appraised value for the lands plus the costs of appraisal and publication of
44 notice of sale or lease.

45 3. Before offering any land for sale or lease, the State Land Registrar shall
46 comply with the provisions of NRS 321.007.

47 4. After complying with the provisions of NRS 321.007, the State Land
48 Registrar shall cause a notice of sale or lease to be published once a week for 4
49 consecutive weeks in a newspaper of general circulation published in the county
50 where the land to be sold or leased is situated, and in such other newspapers as the
51 State Land Registrar deems appropriate. If there is no newspaper published in the
52 county where the land to be sold or leased is situated, the notice must be so

published in a newspaper published in this State having a general circulation in the county where the land is situated.

5. The notice must contain:

(a) A description of the land to be sold or leased;

(b) A statement of the terms of sale or lease;

(c) A statement that the land will be sold pursuant to subsection 6; and

(d) The place where the sealed bids will be accepted, the first and last days on which the sealed bids will be accepted, and the time when and place where the sealed bids will be opened and oral offers submitted pursuant to subsection 6 will be accepted.

6. At the time and place fixed in the notice published pursuant to subsection 4, all sealed bids which have been received must, in public session, be opened, examined and declared by the State Land Registrar. Of the proposals submitted which conform to all terms and conditions specified in the notice published pursuant to subsection 4 and which are made by responsible bidders, the bid which is the highest must be finally accepted, unless a higher oral offer is accepted or the State Land Registrar rejects all bids and offers. Before finally accepting any written bid, the State Land Registrar shall call for oral offers. If, upon the call for oral offers, any responsible person offers to buy or lease the land upon the terms and conditions specified in the notice, for a price exceeding by at least 5 percent the highest written bid, then the highest oral offer which is made by a responsible person must be finally accepted.

7. The State Land Registrar may reject any bid or oral offer to purchase or lease submitted pursuant to subsection 6, if the State Land Registrar deems the bid or offer to be:

(a) Contrary to the public interest.

(b) For a lesser amount than is reasonable for the land involved.

(c) On lands which it may be more beneficial for the State to reserve.

(d) On lands which are requested by the State of Nevada or any department, agency or institution thereof.

8. Upon acceptance of any bid or oral offer and payment to the State Land Registrar in accordance with the terms of sale specified in the notice of sale, the State Land Registrar shall convey title by quitclaim or cause a patent to be issued as provided in NRS 321.320 and 321.330.

9. Upon acceptance of any bid or oral offer and payment to the State Land Registrar in accordance with the terms of lease specified in the notice of lease, the State Land Registrar shall enter into a lease agreement with the person submitting the accepted bid or oral offer pursuant to the terms of lease specified in the notice of lease.

10. The State Land Registrar may require any person requesting that state land be sold pursuant to the provisions of this section to deposit a sufficient amount of money to pay the costs to be incurred by the State Land Registrar in acting upon the application, including the costs of publication and the expenses of appraisal. This deposit must be refunded whenever the person making the deposit is not the successful bidder. The costs of acting upon the application, including the costs of publication and the expenses of appraisal, must be borne by the successful bidder.

11. If land that is offered for sale or lease pursuant to this section is not sold or leased at the initial offering of the contract for the sale or lease of the land, the State Land Registrar may offer the land for sale or lease a second time pursuant to this section. If there is a material change relating to the title, zoning or an ordinance governing the use of the land, the State Land Registrar must ~~[-as applicable,]~~ obtain a new appraisal ~~for new appraisals]~~ of the land pursuant to the provisions of NRS 321.007 before offering the land for sale or lease a second time. If land that is

1 offered for sale or lease pursuant to this section is not sold or leased at the second
2 offering of the contract for the sale or lease of the land, the State Land Registrar
3 may list the land for sale or lease at the appraised value with a licensed real estate
4 broker, provided that the broker or a person related to the broker within the first
5 degree of consanguinity or affinity does not have an interest in the land or an
6 adjoining property.

7 **Sec. 3.5. NRS 321.710 is hereby amended to read as follows:**

8 321.710 1. The Administrator shall administer the activities of the State
9 Land Use Planning Agency. The Administrator has authority and responsibility for
10 the development and distribution of information useful to land use planning.

11 2. The activities of the State Land Use Planning Agency which have priority
12 are:

13 (a) Provision of technical assistance to a county or city in areas where such
14 assistance is requested;

15 (b) Activities relating to federal lands in this State; and

16 (c) Investigation and review of proposals for designation of areas of critical
17 environmental concern and the development of standards and plans therefor.

18 3. In addition to the assistant provided by subsection 3 of NRS 321.010 the
19 Administrator may appoint, subject to the availability of money, such professional,
20 technical, administrative, clerical and other persons as the Administrator may
21 require for assistance in performing his or her land use planning duties.

22 **Sec. 4. NRS 321.720 is hereby amended to read as follows:**

23 321.720 1. The Administrator shall develop and make available to cities and
24 counties information useful to land use planning, including:

25 ~~1-1. (a) Preparation and continuing revision of a statewide inventory of the~~
26 ~~land and natural resources of the State;~~

27 ~~2. Compilation and continuing revision of data, on a statewide basis, related~~
28 ~~to population densities and trends, economic characteristics and projections,~~
29 ~~environmental conditions and trends, and directions and extent of urban and rural~~
30 ~~growth;~~

31 ~~3. Projections of the nature and quantity of land needed and suitable for:~~

32 ~~— (a) Recreation and esthetic appreciation;~~

33 ~~— (b) Conservation and preservation of natural resources, agriculture, mineral~~
34 ~~development and forestry;~~

35 ~~— (c) Industry and commerce, including the development, generation and~~
36 ~~transmission of energy;~~

37 ~~— (d) Transportation;~~

38 ~~— (e) Urban development, including the revitalization of existing communities,~~
39 ~~the development of new towns, and the economic diversification of existing~~
40 ~~communities which possess a narrow economic base;~~

41 ~~— (f) Rural development, taking into consideration future demands for and~~
42 ~~limitations upon products of the land; and~~

43 ~~— (g) Health, educational, and other state and local governmental services;~~

44 ~~4. Preparation and continuing revision of an inventory of environmental,~~
45 ~~geological and physical conditions, including types of soil, which influence the~~
46 ~~desirability of various uses of land;~~

47 ~~5-1 (b) Preparation and continuing revision of an inventory of state, local~~
48 ~~government and private needs and priorities concerning the acquisition and use of~~
49 ~~federal lands within the State;~~

50 ~~16-2-1 (c) Preparation and continuing revision of an inventory of public and~~
51 ~~private institutional and financial resources available for land use planning and~~
52 ~~management within the State and of state and local programs and activities which~~
53 ~~have a land use impact of more than local concern;~~

~~17-3-7~~ (d) Provision, where appropriate, of technical assistance and training programs for state and local agency personnel concerned with the development and implementation of state and local land use programs;

~~18-4-7~~ (e) Coordination and exchange of land use planning information and data among state agencies and local governments, with the Federal Government, among the several states and interstate agencies, and with members of the public, including conducting of public hearings, preparation of reports and soliciting of comments on reports concerning information useful to land use planning;

~~19-5-7~~ (f) Coordination of planning for state and local acquisition and use of federal lands within the State, except that in the case of a plan which utilizes both federal and private lands the governing body of the area where private lands are to be utilized has final authority to approve the proposal;

~~110-6-7~~ (g) Provision of assistance to counties to develop programs to increase the responsibility of local governments for the management of lands in the State of Nevada that are under federal management; and

~~111-7-7~~ (h) Consideration of, and consultation with, the relevant states on the interstate aspects of land use issues of more than local concern.

2. To the extent practicable, the Administrator shall:

(a) Compile any information developed pursuant to subsection 1; and

(b) Make the compilation available to cities and counties.

Sec. 5. NRS 322.061 is hereby amended to read as follows:

322.061 1. The Administrator of the Division of State Lands of the State Department of Conservation and Natural Resources, as ex officio State Land Registrar, may lease state land pursuant to NRS 322.060 for less than the fair market value of the state land for the first year of the lease, including, without limitation, without the payment of rent for the first year of the lease, to a person who intends to locate or expand a business in this State if ~~1, except as otherwise provided in subsection 5,~~ the business meets the requirements of subsection 4.

2. Before state land may be leased pursuant to this section, the following persons must approve the lease and establish the recommended amount of rent to be received for the state land:

(a) The Administrator of the Division of State Lands, as ex officio State Land Registrar;

(b) The Administrator of the State Public Works Division of the Department of Administration; and

(c) The Executive Director of the Office of Economic Development.

3. Any lease entered into pursuant to this section must be for a term of at least 10 years.

4. ~~{Except as otherwise provided in subsection 5, the}~~ The lease or agreement may not include a discount to the business for the first year unless:

(a) The business is consistent with:

(1) The State Plan for Economic Development developed by the Executive Director of the Office of Economic Development pursuant to subsection 2 of NRS 231.053; and

(2) Any guidelines adopted by the Executive Director of the Office to implement the State Plan for Economic Development.

(b) The business is registered pursuant to the laws of this State or the person who intends to locate or expand the business in this State commits to obtain a valid business license and all other permits required by the county, city or town in which the business operates.

~~{(c) If the business is a new business in a county whose population is 100,000 or more or a city whose population is 60,000 or more, the business meets at least two of the following requirements:~~

~~(1) The business will have 75 or more full-time employees on the payroll of the business by the fourth quarter that it is in operation.~~

~~(2) Establishing the business will require the business to make a capital investment of at least \$1,000,000 in this State.~~

~~(3) The average hourly wage that will be paid by the new business to its new employees in this State is at least 100 percent of the average statewide hourly wage as established by the Employment Security Division of the Department of Employment, Training and Rehabilitation on July 1 of each fiscal year and:~~

~~(I) The business will provide a health insurance plan for all employees that includes an option for health insurance coverage for dependents of the employees; and~~

~~(II) The benefits the business provides to its employees in this State will meet the minimum requirements for benefits established by the Office.~~

~~(d) If the business is a new business in a county whose population is less than 100,000 or a city whose population is less than 60,000, the business meets at least two of the following requirements:~~

~~(1) The business will have 15 or more full-time employees on the payroll of the business by the fourth quarter that it is in operation.~~

~~(2) Establishing the business will require the business to make a capital investment of at least \$250,000 in this State.~~

~~(3) The average hourly wage that will be paid by the new business to its new employees in this State is at least 100 percent of the average statewide hourly wage or the average countywide hourly wage, whichever is less, as established by the Employment Security Division of the Department of Employment, Training and Rehabilitation on July 1 of each fiscal year and:~~

~~(I) The business will provide a health insurance plan for all employees that includes an option for health insurance coverage for dependents of the employees; and~~

~~(II) The benefits the business provides to its employees in this State will meet the minimum requirements for benefits established by the Office.~~

~~(e) If the business is an existing business, the business meets at least two of the following requirements:~~

~~(1) The business will increase the number of employees on its payroll by 10 percent more than it employed in the immediately preceding fiscal year or by six employees, whichever is greater.~~

~~(2) The business will expand by making a capital investment in this State in an amount equal to at least 20 percent of the value of the tangible property possessed by the business in the immediately preceding fiscal year. The determination of the value of the tangible property possessed by the business in the immediately preceding fiscal year must be made by the:~~

~~(I) County assessor of the county in which the business will expand, if the business is locally assessed; or~~

~~(II) The Department of Taxation, if the business is centrally assessed.~~

~~(3) The average hourly wage that will be paid by the existing business to its new employees in this State is at least the amount of the average hourly wage required to be paid by businesses pursuant to subparagraph (2) of either paragraph (a) or (b) of subsection 2 of NRS 361.0687, whichever is applicable; and:~~

~~(I) The business will provide a health insurance plan for all new employees that includes an option for health insurance coverage for dependents of the employees; and~~

~~(II) The benefits the business provides to its new employees in this State will meet the minimum requirements for benefits established by the Office.~~

~~(f) In lieu of meeting the requirements of paragraph (c), (d) or (e), if the business furthers the development and refinement of intellectual property, a patent or a copyright into a commercial product, the business meets at least two of the following requirements:~~

~~(1) The business will have 10 or more full-time employees on the payroll of the business by the fourth quarter that it is in operation.~~

~~(2) Establishing the business will require the business to make a capital investment of at least \$500,000 in this State.~~

~~(3) The average hourly wage that will be paid by the new business to its employees in this State is at least the amount of the average hourly wage required to be paid by businesses pursuant to subparagraph (2) of either paragraph (a) or (b) of subsection 2 of NRS 361.0687, whichever is applicable; and:~~

~~(I) The business will provide a health insurance plan for all employees that includes an option for health insurance coverage for dependents of the employees; and~~

~~(II) The benefits the business provides to its employees in this State will meet with minimum requirements established by the Office.~~

~~5. The Executive Director of the Office of Economic Development may waive the requirements of subsection 4 for good cause shown if the lease is for state land of less than 25,000 square feet.]~~

Sec. 6. NRS 244.2795 is hereby amended to read as follows:

244.2795 1. Except as otherwise provided in NRS 244.189, 244.276, 244.279, 244.2815, 244.2825, 244.2833, 244.2835, 244.284, 244.287, 244.290, 278.479 to 278.4965, inclusive, and subsection 3 of NRS 496.080, except as otherwise required by federal law, except as otherwise required pursuant to a cooperative agreement entered into pursuant to NRS 277.050 or 277.053 or an interlocal agreement in existence on or before October 1, 2004, except if the board of county commissioners is entering into a joint development agreement for real property owned by the county to which the board of county commissioners is a party, except for a lease of residential property with a term of 1 year or less, except for the sale or lease of real property to a public utility, as defined in NRS 704.020, to be used for a public purpose, except for the sale or lease of real property to the State or another governmental entity and except for the sale or lease of real property larger than 1 acre which is approved by the voters at a primary or general election or special election, the board of county commissioners shall, when offering any real property for sale or lease:

(a) Except as otherwise provided in this paragraph, obtain two independent appraisals of the real property before selling or leasing it. If the board of county commissioners holds a public hearing on the matter of the fair market value of the real property, one independent appraisal of the real property is sufficient before selling or leasing it. The appraisal or appraisals, as applicable, must have been prepared not more than 6 months before the date on which the real property is offered for sale or lease.

(b) Select the one independent appraiser or two independent appraisers, as applicable, from the list of appraisers established pursuant to subsection 2.

(c) Verify the qualifications of each appraiser selected pursuant to paragraph (b). The determination of the board of county commissioners as to the qualifications of the appraiser is conclusive.

2. The board of county commissioners shall adopt by ordinance the procedures for creating or amending a list of appraisers qualified to conduct appraisals of real property offered for sale or lease by the board. The list must:

(a) Contain the names of all persons qualified to act as a general appraiser in the same county as the real property that may be appraised; and

(b) Be organized at random and rotated from time to time.

3. An appraiser chosen pursuant to subsection 1 must provide a disclosure statement which includes, without limitation, all sources of income that may constitute a conflict of interest and any relationship with the real property owner or the owner of an adjoining real property.

4. An appraiser shall not perform an appraisal on any real property for sale or lease by the board of county commissioners if ~~that~~ :

(a) ~~The appraiser for a person related to the appraiser within the first degree of consanguinity or affinity~~ has an interest in the real property or an adjoining property. ~~It~~;

(b) The real property is located in a county whose population is 45,000 or more and any person who is related to the appraiser has an interest in the real property or an adjoining property and the relationship between the appraiser and the person is within the third degree of consanguinity or affinity; or

(c) The real property is located in a county whose population is less than 45,000 and any person who is related to the appraiser has an interest in the real property or an adjoining property and the relationship between the appraiser and the person is within the second degree of consanguinity or affinity.

5. If real property is sold or leased in violation of the provisions of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance or law governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the void sale or lease.

Sec. 7. NRS 268.059 is hereby amended to read as follows:

268.059 1. Except as otherwise provided in NRS 268.048 to 268.058, inclusive, 268.064, 278.479 to 278.4965, inclusive, and subsection 4 of NRS 496.080, except as otherwise required by federal law, except as otherwise required pursuant to a cooperative agreement entered into pursuant to NRS 277.050 or 277.053 or an interlocal agreement in existence on October 1, 2004, except if the governing body is entering into a joint development agreement for real property owned by the city to which the governing body is a party, except for a lease of residential property with a term of 1 year or less, except for the sale or lease of real property to a public utility, as defined in NRS 704.020, to be used for a public purpose, except for the sale or lease of real property to the State or another governmental entity and except for the sale or lease of real property larger than 1 acre which is approved by the voters at a primary or general election, primary or general city election or special election, the governing body shall, when offering any real property for sale or lease:

(a) Except as otherwise provided in this paragraph, obtain two independent appraisals of the real property before selling or leasing it. If the governing body holds a public hearing on the matter of the fair market value of the real property, one independent appraisal of the real property is sufficient before selling or leasing it. The appraisal or appraisals, as applicable, must be based on the zoning of the real property as set forth in the master plan for the city and must have been prepared not more than 6 months before the date on which real property is offered for sale or lease.

(b) Select the one independent appraiser or two independent appraisers, as applicable, from the list of appraisers established pursuant to subsection 2.

(c) Verify the qualifications of each appraiser selected pursuant to paragraph

(b). The determination of the governing body as to the qualifications of the appraiser is conclusive.

2. The governing body shall adopt by ordinance the procedures for creating or amending a list of appraisers qualified to conduct appraisals of real property offered for sale or lease by the governing body. The list must:

(a) Contain the names of all persons qualified to act as a general appraiser in the same county as the real property that may be appraised; and

(b) Be organized at random and rotated from time to time.

3. An appraiser chosen pursuant to subsection 1 must provide a disclosure statement which includes, without limitation, all sources of income of the appraiser that may constitute a conflict of interest and any relationship of the appraiser with the property owner or the owner of an adjoining property.

4. An appraiser shall not perform an appraisal on any real property offered for sale or lease by the governing body if ~~the~~ :

~~(a) The appraiser for a person related to the appraiser within the first degree of consanguinity or affinity~~ has an interest in the real property or an adjoining property. ~~It is~~

(b) The real property is located in a city in a county whose population is 45,000 or more and any person who is related to the appraiser has an interest in the real property or an adjoining property and the relationship between the appraiser and the person is within the third degree of consanguinity or affinity;
or

(c) The real property is located in a city in a county whose population is less than 45,000 and any person who is related to the appraiser has an interest in the real property or an adjoining property and the relationship between the appraiser and the person is within the second degree of consanguinity or affinity.

5. If real property is sold or leased in violation of the provisions of this section:

(a) The sale or lease is void; and

(b) Any change to an ordinance or law governing the zoning or use of the real property is void if the change takes place within 5 years after the date of the void sale or lease.

Sec. 8. The amendatory provisions of NRS 244.2795, 268.059 and 321.007, as amended by sections 6, 7 and 1, respectively, of this act do not apply to an appraisal specified in those sections which is conducted before July 1, 2017.

~~Sec. 6.~~ **Sec. 9.** NRS 321.540, 321.550, 321.560, 321.570, 321.580 and 321.590 are hereby repealed.

~~Sec. 7.~~ **Sec. 10.** This act becomes effective on July 1, 2017.

LEADLINES OF REPEALED SECTIONS

321.540 Short title.

321.550 "Department" defined.

321.560 Acquisition of lands by State Department of Conservation and Natural Resources authorized.

321.570 Powers of State Department of Conservation and Natural Resources concerning development of Lincoln County lands; sale of lands.

321.580 Lincoln County Pilot Land Development and Disposal Fund: Creation; use.

321.590 Lincoln County Pilot Land Development and Disposal Fund: Receipts to be credited; reimbursement of State General Fund.