

**MINUTES OF THE MEETING
OF THE
ASSEMBLY COMMITTEE ON GOVERNMENT AFFAIRS**

**Eightieth Session
May 15, 2019**

The Committee on Government Affairs was called to order by Chair Edgar Flores at 9:47 a.m. on Wednesday, May 15, 2019, in Room 4100 of the Legislative Building, 401 South Carson Street, Carson City, Nevada. The meeting was videoconferenced to Room 4401 of the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada. Copies of the minutes, including the Agenda ([Exhibit A](#)), the Attendance Roster ([Exhibit B](#)), and other substantive exhibits, are available and on file in the Research Library of the Legislative Counsel Bureau and on the Nevada Legislature's website at www.leg.state.nv.us/App/NELIS/REL/80th2019.

COMMITTEE MEMBERS PRESENT:

Assemblyman Edgar Flores, Chair
Assemblyman William McCurdy II, Vice Chair
Assemblyman Alex Assefa
Assemblywoman Shannon Bilbray-Axelrod
Assemblyman Richard Carrillo
Assemblywoman Bea Duran
Assemblyman John Ellison
Assemblywoman Michelle Gorelow
Assemblyman Gregory T. Hafen II
Assemblywoman Melissa Hardy
Assemblyman Glen Leavitt
Assemblywoman Susie Martinez
Assemblywoman Connie Munk
Assemblyman Greg Smith

COMMITTEE MEMBERS ABSENT:

None

GUEST LEGISLATORS PRESENT:

None



STAFF MEMBERS PRESENT:

Jered McDonald, Committee Policy Analyst
Asher Killian, Committee Counsel
Geigy Stringer, Committee Secretary
Trinity Thom, Committee Assistant

OTHERS PRESENT:

None

Chair Flores:

[Roll was taken.] Members, we are going to take the agenda slightly out of order. I know some people will be coming in and out, so I want to make sure we handle those that will be a little bit more contentious first and then we will move on to the other items. It is my intent, for now, to move every bill that is on this work session document, so if you are in the audience for an item, we will call on it today.

First on the work session document, we are going to look at Senate Bill 103 (1st Reprint).

Senate Bill 103 (1st Reprint): Revises provisions relating to development and maintenance of affordable housing. (BDR 22-379)

Jered McDonald, Committee Policy Analyst:

Senate Bill 103 (1st Reprint) revises provisions relating to development and maintenance of affordable housing (Exhibit C). This was sponsored by the Senate Committee on Government Affairs and heard in this Committee on April 30, 2019. The bill authorizes certain local governments to reduce or subsidize impact fees, fees for the issuance of building permits, and fees imposed for the purpose for which an enterprise fund was created in order to incentivize the maintenance or development of a project for affordable housing if the following criteria are satisfied:

1. The project meets certain requirements relating to the affordability of the housing;
2. The governing body has adopted an ordinance setting forth criteria for a project to qualify for such assistance;
3. The affordable housing project satisfies the criteria set forth in the adopted ordinance;
4. The governing body has made a determination that reducing or subsidizing such fees will not impair any bond obligations or other obligations; and

5. The governing body has held a public hearing concerning the effect of the reduction or subsidization on the economic viability of the general fund of the city or county and the economic viability of any affected enterprise fund.

We have no amendments on this bill.

Chair Flores:

At this time, I would like to entertain a motion to do pass Senate Bill 103 (1st Reprint).

ASSEMBLYMAN McCURDY MOVED TO DO PASS SENATE BILL 103 (1ST REPRINT).

ASSEMBLYWOMAN BILBRAY-AXELROD SECONDED THE MOTION.

THE MOTION PASSED. (ASSEMBLYMEN ELLISON, HAFEN, HARDY, AND LEAVITT VOTED NO.)

Assemblywoman Munk, Senate Bill 103 (1st Reprint) is your floor statement. Next on the work session document, we have Senate Bill 199 (1st Reprint).

Senate Bill 199 (1st Reprint): Revises provisions relating to real property. (BDR 32-747)

Jered McDonald, Committee Policy Analyst:

Senate Bill 199 (1st Reprint) revises provisions relating to real property and was sponsored by Senator Scheible and heard in this Committee on May 3, 2019 ([Exhibit D](#)). The bill requires a county assessor to transmit a report every 30 business days to a county treasurer regarding each change in ownership of residential real property. We have no amendments.

Chair Flores:

At this time I would like to entertain a motion to do pass Senate Bill 199 (1st Reprint).

ASSEMBLYWOMAN BILBRAY-AXELROD MOVED TO DO PASS SENATE BILL 199 (1ST REPRINT).

ASSEMBLYMAN SMITH SECONDED THE MOTION.

THE MOTION PASSED. (ASSEMBLYMEN ELLISON, HAFEN, HARDY, AND LEAVITT VOTED NO.)

Assemblywoman Gorelow will do the floor statement for Senate Bill 199 (1st Reprint). Next on the work session document, we have Senate Bill 231 (1st Reprint).

Senate Bill 231 (1st Reprint): Revises provisions relating to certain construction. (BDR 28-910)

Jered McDonald, Committee Policy Analyst:

Senate Bill 231 (1st Reprint) revises provisions relating to certain construction. It was sponsored by Senator Brooks and others and heard in this Committee on April 25, 2019 ([Exhibit E](#)). The bill requires the labor commissioner to adopt regulations authorizing a contractor or subcontractor to file electronically the copies of certain records about the workers, who are employed by the contractor or subcontractor in connection with a public work, with the public body and prescribes the process to do so. The bill also repeals certain provisions regarding agreements with labor organizations. We have no amendments.

Chair Flores:

At this time I would like to entertain a motion to do pass Senate Bill 231 (1st Reprint).

ASSEMBLYMAN McCURDY MOVED TO DO PASS SENATE BILL 231 (1ST REPRINT).

ASSEMBLYMAN CARRILLO SECONDED THE MOTION.

THE MOTION PASSED. (ASSEMBLYMEN ELLISON, HAFEN, HARDY, AND LEAVITT VOTED NO.)

Assemblyman Carrillo will have the floor statement for Senate Bill 231 (1st Reprint). Next, we have Senate Bill 75.

Senate Bill 75: Establishes the procedure for pursuing the redemption of unclaimed United States savings bonds by the State Treasurer. (BDR 10-478)

Jered McDonald, Committee Policy Analyst:

Senate Bill 75 establishes a procedure for pursuing the redemption of unclaimed United States savings bonds by the state treasurer. This was sponsored by the Senate Committee on Judiciary on behalf of the state treasurer and heard in this Committee on April 16, 2019 ([Exhibit F](#)). This bill establishes a procedure for pursuing the redemption of unclaimed United States savings bonds by the state treasurer. Under this procedure, a bond that has been abandoned and unclaimed for three years escheats to the state, and all property rights and legal title to, and ownership of, the bond and its proceeds vest in the state.

After redeeming the bond, the net proceeds are to be deposited in the State General Fund for credit to the Abandoned Property Trust Account. Additionally, the state treasurer, in his or her capacity as administrator of unclaimed property, is authorized to pay certain persons who have filed a claim to the proceeds of such escheated and redeemed bonds. We have no amendments.

Chair Flores:

I would like to entertain a motion to do pass Senate Bill 75.

ASSEMBLYMAN McCURDY MOVED TO DO PASS SENATE BILL 75.

ASSEMBLYMAN LEAVITT SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

Assemblywoman Hardy will do the floor statement for Senate Bill 75. Next on the work session document is Senate Bill 104 (1st Reprint).

Senate Bill 104 (1st Reprint): Revises provisions concerning the statewide low-income housing database maintained by the Housing Division of the Department of Business and Industry. (BDR 25-378)

Jered McDonald, Committee Policy Analyst:

Senate Bill 104 (1st Reprint) revises provisions concerning the statewide low-income housing database maintained by the Housing Division of the Department of Business and Industry. This was sponsored by the Senate Committee on Government Affairs and heard in this Committee on April 30, 2019 ([Exhibit G](#)). This bill requires the inclusion of certain reports as one of the sources of information for the low-income housing database created and maintained by the Housing Division, Department of Business and Industry. The governing bodies of certain local governments are required to submit such reports, and this measure requires those governing bodies to cooperate with the Housing Division to ensure that the information is appropriate for inclusion in the database and can be added to the database effectively. The measure also repeals the requirement for certain owners of residential housing to provide a quarterly report to the Aging and Disability Services Division of the Department of Health and Human Services and instead requires these quarterly reports be submitted by certain owners of multifamily residential housing to the Housing Division for inclusion in the statewide low-income housing database. We have no amendments.

Chair Flores:

I would like to entertain a motion to do pass Senate Bill 104 (1st Reprint).

ASSEMBLYWOMAN HARDY MOVED TO DO PASS SENATE BILL 104 (1ST REPRINT).

ASSEMBLYMAN LEAVITT SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

Assemblyman Hafen will do the floor statement for Senate Bill 104 (1st Reprint). Next on the work session document is Senate Bill 367.

Senate Bill 367: Authorizes a tenant of certain low-income housing to keep a pet within the tenant's residence. (BDR 25-750)

Jered McDonald, Committee Policy Analyst:

Senate Bill 367 authorizes a tenant of certain low-income housing to keep a pet within the tenant's residence. This was sponsored by Senator Scheible and heard in this Committee on May 3, 2019 ([Exhibit H](#)). The bill authorizes a tenant of housing acquired, constructed, or rehabilitated with any money from the Account for Low-Income Housing in the State General Fund to keep one or more pets within the residence of the tenant in accordance with applicable laws and ordinances. The bill contains a definition of "pet" as any domesticated bird, cat, dog, or aquatic animal, or other animal kept for pleasure and not commercial use. A tenant who keeps a pet is subject to policies relating to keeping a pet within a residence, including compliance with noise and sanitation standards, registration of the pet with the owner of the residence, restraint of the pet in common areas, timely removal of pet excrement, and vaccination requirements. The provisions of this bill do not apply to service animals or service animals in training. We have no amendments.

Chair Flores:

I would like to entertain a motion to do pass Senate Bill 367.

ASSEMBLYWOMAN BILBRAY-AXELROD MOVED TO DO PASS
SENATE BILL 367.

ASSEMBLYWOMAN MARTINEZ SECONDED THE MOTION.

Assemblyman Ellison:

Mr. Chair, I want to get with the sponsor as I have some questions. I am going to vote no, but I am hoping to change my vote on the floor.

Chair Flores:

Understood.

THE MOTION PASSED. (ASSEMBLYMEN ELLISON AND HAFEN
VOTED NO.)

Assemblywoman Martinez will do the floor statement for Senate Bill 367. Next on the work session document is Senate Bill 392 (1st Reprint).

Senate Bill 392 (1st Reprint): Revises provisions relating to real property. (BDR 10-1044)

Jered McDonald, Committee Policy Analyst:

Senate Bill 392 (1st Reprint) revises provisions related to real property. This was sponsored by Senator Woodhouse and heard in this Committee on May 7, 2019 ([Exhibit I](#)). The bill requires that at least one person employed in the Real Estate Division of the Department of

Business and Industry assist the ombudsman within the Office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels in fulfilling his or her duties and must be a certified public accountant or have training, expertise, and experience in performing audits. The bill also requires the attorney general to assign a deputy attorney general who has expertise in the area to the Division. The bill authorizes the director of the Department to create a task force on common-interest communities to address areas of concern and recommend regulations or legislation as appropriate. We have no amendments.

Chair Flores:

I would like to entertain a motion to do pass Senate Bill 392 (1st Reprint).

ASSEMBLYWOMAN BILBRAY-AXELROD MOVED TO DO PASS
SENATE BILL 392 (1ST REPRINT).

ASSEMBLYWOMAN GORELOW SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

Assemblyman Ellison will do the floor statement for Senate Bill 392 (1st Reprint). Next on the work session document is Senate Bill 416.

Senate Bill 416: Revises provisions relating to the Public Employees' Retirement System (PERS). (BDR 23-895)

Jered McDonald, Committee Policy Analyst:

Senate Bill 416 revises provisions relating to the Public Employees' Retirement System (PERS). This was sponsored by Senators Parks, Woodhouse, Spearman, and others and was heard in this Committee on May 2, 2019 ([Exhibit J](#)). This bill allows a child of a deceased member of the Public Employees' Retirement System, Judicial Retirement System, and Legislators' Retirement System to continue to receive a cumulative benefit of at least \$400 per month after the child has been adopted, if other eligibility criteria are met. The Public Employees' Retirement Board must provide notice of the provisions of this bill by certified mail to the last known address shown in the records of the Board to each such child or the surviving parent or legal guardian of each such child whose payments of benefits ceased upon the child's adoption in accordance with the provisions of applicable law as they existed before the effective date of this bill. An eligible child, or the surviving parent or legal guardian of the child, whose benefits were terminated upon adoption may apply for the resumption of such payments. We have no amendments on this bill.

Assemblyman Leavitt:

I want to go on the record as saying that I am a PERS recipient; I am on the PERS retirement program. However, I have discussed this with legal counsel and the bill does not affect me, only me, and only me directly, so I will be voting on this matter.

Chair Flores:

Members, is there any other discussion? At this time I would like to entertain a motion to do pass Senate Bill 416.

ASSEMBLYMAN CARRILLO MOVED TO DO PASS SENATE BILL 416.

ASSEMBLYMAN HAFEN SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

Assemblyman Carrillo will be doing the floor statement for Senate Bill 416. Next on the work session document is Senate Bill 460.

Senate Bill 460: Revises provisions relating to public administrators. (BDR 20-540)

Jered McDonald, Committee Policy Analyst:

Senate Bill 460 revises provisions related to public administrators. This was sponsored by the Senate Committee on Government Affairs and heard in this Committee on April 24, 2019 ([Exhibit K](#)). The bill authorizes the board of county commissioners in a county whose population is less than 100,000 to abolish, by ordinance, the office of public administrator. If such a county abolishes the office, the person who was elected, appointed, or serves as ex officio public administrator may serve out the remainder of his or her term of office, and the board of county commissioners in that county must employ or contract with a person to perform the duties and functions of a public administrator within the county. Such a board of county commissioners may amend or repeal an ordinance adopted to resume the election of a public administrator. We have no amendments.

Chair Flores:

I would like to entertain a motion to do pass Senate Bill 460.

ASSEMBLYMAN LEAVITT MOVED TO DO PASS SENATE BILL 460.

ASSEMBLYWOMAN HARDY SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

Assemblywoman Hardy will do the floor statement for Senate Bill 460. Last on the work session document is Senate Bill 473.

Senate Bill 473: Revises certain definitions of affordable housing for the purpose of consistency. (BDR 22-377)

Jered McDonald, Committee Policy Analyst:

Senate Bill 473 revises certain definitions of affordable housing for the purpose of consistency. This was sponsored by the Senate Committee on Government Affairs and heard in this

Committee on April 30, 2019 ([Exhibit L](#)). This bill revises certain definitions relating to affordable housing to establish three tiers of affordable housing, and it defines "affordable housing" as housing that falls within any of the three tiers. These revised definitions are applied throughout various statutes. Housing at all three tiers is required to cost a household with an income at the maximum amount for the tier not more than 30 percent of the total monthly gross household income of the household.

The bill replaces certain references to housing for "low-income households" with references to the revised definition of affordable housing. Finally, the bill specifies that cities and counties may use certain revenue from the real property transfer tax to develop tier one and tier two affordable housing. We have no amendments on this bill.

Chair Flores:

I would like to entertain a motion to do pass Senate Bill 473.

ASSEMBLYWOMAN BILBRAY-AXELROD MOVED TO DO PASS
SENATE BILL 473.

ASSEMBLYMAN McCURDY SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

Assemblyman Assefa will be doing the floor statement for Senate Bill 473.

That is all for today's work session. I would like to invite forward those here for public comment. Seeing no one, this meeting is adjourned [at 10:05 a.m.].

RESPECTFULLY SUBMITTED:

Geigy Stringer
Committee Secretary

APPROVED BY:

Assemblyman Edgar Flores, Chair

DATE: _____

EXHIBITS

[Exhibit A](#) is the Agenda.

[Exhibit B](#) is the Attendance Roster.

[Exhibit C](#) is the Work Session Document for [Senate Bill 103 \(1st Reprint\)](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit D](#) is the Work Session Document for [Senate Bill 199 \(1st Reprint\)](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit E](#) is the Work Session Document for [Senate Bill 231 \(1st Reprint\)](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit F](#) is the Work Session Document for [Senate Bill 75](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit G](#) is the Work Session Document for [Senate Bill 104 \(1st Reprint\)](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit H](#) is the Work Session Document for [Senate Bill 367](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit I](#) is the Work Session Document for [Senate Bill 392 \(1st Reprint\)](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit J](#) is the Work Session Document for [Senate Bill 416](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit K](#) is the Work Session Document for [Senate Bill 460](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.

[Exhibit L](#) is the Work Session Document for [Senate Bill 473](#), dated May 15, 2019, presented by Jered McDonald, Committee Policy Analyst, Research Division, Legislative Counsel Bureau.