

Amendment No. 550

Senate Amendment to Assembly Bill No. 3 First Reprint	(BDR 22-406)
Proposed by: Senate Committee on Government Affairs	
Amends: Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: No	

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.

TPG/KRO



Date: 5/13/2021

A.B. No. 3—Revises provisions concerning the electronic transmission of certain maps and other documents relating to the approval of divisions of land. (BDR 22-406)



ASSEMBLY BILL NO. 3—COMMITTEE
ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE NEVADA LEAGUE OF
CITIES AND MUNICIPALITIES)

PREFILED NOVEMBER 18, 2020

Referred to Committee on Government Affairs

SUMMARY—Revises provisions concerning the electronic transmission of certain maps and other documents relating to the approval of divisions of land. (BDR 22-406)

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; revising provisions concerning the electronic transmission of certain maps and other documents relating to the approval of divisions of land; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law prescribes various requirements relating to the filing, submission and presentation of maps and related documents for purposes of the division of land. (NRS 278.320-278.5695) Existing law authorizes, but does not require, a county recorder to accept electronic documents for recording. (NRS 111.366-111.3697, 247.115) This bill specifically authorizes the filing, submission and presentation of such maps and related documents electronically subject to certain requirements, except in circumstances relating to the recording of such a document if the county recorder does not accept electronic documents for recording.

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

Section 1. Chapter 278 of NRS is hereby amended by adding thereto a new section to read as follows:

1. Except as otherwise provided in NRS 247.115, if the provisions of NRS 278.320 to 278.5695, inclusive, require that:

(a) A document be an original, be on paper or another tangible medium, or be in writing, the requirement is satisfied by an electronic document if the file containing the document is locked electronically to prevent any changes to the document.

1 (b) A document be filed, submitted or presented, the requirement is satisfied
2 if the document is filed, submitted or presented electronically and the file
3 containing the document is locked electronically to prevent any changes to the
4 document.

5 (c) A document be sealed or stamped, the requirement is satisfied if:

6 (1) The document is sealed or stamped electronically using an
7 electronically prepared seal or stamp; and

8 (2) Secure encryption methods are in place to prevent the copying,
9 transferring or removing of the seal or stamp, which must comply, without
10 limitation, with any requirements for digital signatures set forth in chapter 720 of
11 NRS and any regulations adopted pursuant thereto and any standards of the
12 county recorder for such electronic documents.

13 (d) A document be signed, the requirement is satisfied by the use of a digital
14 signature if the digital signature complies with:

15 (1) Any requirements regarding the use of digital signatures prescribed
16 in chapter 720 of NRS and any regulations adopted pursuant thereto; and

17 (2) Any standards for the use of digital signatures adopted by the county
18 recorder to whom the document is being submitted.

19 ~~(e) [An affidavit, certificate or acknowledgement be legibly stamped or~~
20 ~~printed upon a document, the requirement is satisfied if the electronic signature~~
21 ~~of the person authorized to perform that act, and all other information required~~
22 ~~to be included, is attached to or logically associated with the document or~~
23 ~~signature. A physical or electronic image of a stamp, impression or seal need not~~
24 ~~accompany such an electronic signature.~~

25 ~~(f)~~ A copy of a document to be forwarded, furnished or provided, the
26 requirement is satisfied if the copy is forwarded, furnished or provided
27 electronically.

28 2. Nothing in this section shall be construed to limit the authority of:

29 (a) The Secretary of State to adopt regulations regarding digital signatures
30 pursuant to NRS 720.150.

31 (b) A governmental agency to prescribe requirements relating to the use of
32 electronic records or electronic signatures pursuant to NRS 719.350.

33 (c) The State Board of Professional Engineers and Land Surveyors to
34 prescribe requirements relating to the signing and stamping of documents
35 produced by a professional engineer or land surveyor pursuant to NRS 625.565.

36 (d) Any other governmental entity authorized by law to establish
37 requirements or procedures relating to electronic documents or records.

38 **Sec. 2.** NRS 278.010 is hereby amended to read as follows:

39 278.010 As used in NRS 278.010 to 278.630, inclusive, *and section 1 of this*
40 *act*, unless the context otherwise requires, the words and terms defined in NRS
41 278.0103 to 278.0195, inclusive, have the meanings ascribed to them in those
42 sections.

43 **Sec. 3.** This act becomes effective on July 1, 2021.