

SUMMARY—Revises provisions relating to real property. (BDR 20-1052)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.

Effect on the State: Yes.

AN ACT relating to real property; prohibiting the governing body of a county or city from enacting an ordinance or measure imposing rent control; eliminating the power of such a governing body to regulate planning and zoning as a matter of local concern; requiring such a governing body to allow certain types of housing in any residential area; requiring, under certain circumstances, the governing body of each county or city to authorize the owner of a single-family residential property to add an accessory dwelling unit; requiring, under certain circumstances, the governing body of each county or city to establish an expedited process for the by-right development of residential housing; prohibiting such a governing body from imposing certain restrictions on the zoning or development of housing; revising provisions relating to factory-built housing and tiny houses; requiring the Administrator of the Housing Division of the Department of Business and Industry to create a housing task force; making various other changes relating to planning and zoning; and providing other matters properly relating thereto.



Legislative Counsel's Digest:

Existing law authorizes a board of county commissioners or a governing body of an incorporated city, with certain exceptions, to exercise all powers necessary or proper to address matters of local concern for the effective operation of county or city government, as applicable, whether or not the powers are expressly granted to the board or governing body. (NRS 244.146, 268.0035) Existing law defines “matter of local concern” to include planning, zoning, development and redevelopment. (NRS 244.143, 268.003) **Sections 2 and 6** of this bill eliminate planning, zoning, development and redevelopment from the definition of “matter of local concern.” As a result, the board of county commissioners or the governing body of a city will not have authority to regulate planning, zoning, development and redevelopment as a matter of local concern.

Sections 1 and 5 of this bill prohibit a board of county commissioners or the governing body of an incorporated city from enacting any ordinance or measure that imposes rent control.

Existing law sets forth certain powers and duties of governing bodies of cities and counties relating to planning and zoning. (Chapter 278 of NRS) **Sections 9-14** of this bill impose certain restrictions on those powers and duties. **Section 9** requires notwithstanding any health, safety, building or fire code adopted by the governing body, each governing body of a city or county to, by ordinance, authorize: (1) single-staircase apartment buildings of not more than five stories; and (2) single-room occupancy housing.

Section 10: (1) prohibits a governing body of a city or county from adopting an ordinance that prohibits multi-family housing or mixed-use development in any area zoned for commercial use;



and (2) requires a governing body to authorize by ordinance the conversion of any commercial building into multi-family housing.

Section 11 requires a governing body of a city or county to authorize, in any area that is zoned for residential use, the development of multi-family housing.

Section 12 prohibits the governing body of a city or county from imposing any of the following restrictions on the zoning or development of residential housing: (1) minimum parking requirements; (2) height restrictions; (3) minimum lot size; (4) setback requirements; and (5) limitations on square footage. **Section 12** also prohibits a governing body from limiting residential or commercial development by creating any urban growth boundary.

Section 13 requires each governing body of a county and each governing body of a city to adopt an ordinance to authorize, under certain circumstances, the owner of a single-family residential property to add an accessory dwelling unit to the single family-residential property.

Section 14 requires each governing body of a county and each governing body of a city to establish an expedited process for the by-right development of residential housing, including multi-family housing. The expedited process must provide that any proposed project for the development of residential housing will be approved by the county or city, as applicable, without any discretionary review or discretionary approval if the proposed project is consistent with all applicable zoning ordinances, building codes, housing codes and other applicable ordinances and codes.



Section 18 of this bill eliminates the authority for a governing body to prohibit factory-built housing in a specified area if the area contains a building, structure or other object having a special character or special historical interest or value. (NRS 278.0209)

Existing law requires the governing body of a county whose population is 100,000 or more (currently only Clark and Washoe Counties) or the governing body of a city whose population is 150,000 or more (currently the cities of Henderson, Las Vegas, North Las Vegas and Reno) to regulate tiny houses, including: (1) designating at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit; (2) designating at least one zoning district in which a tiny house may be located and classified as a single-family residential unit; and (3) designating at least one zoning district in which a tiny house may be located in a tiny house park. (NRS 278.253) **Section 23** of this bill provides instead that in an ordinance relating to the zoning of land adopted or amended by such a governing body the definition of “single-family residence” must include tiny houses. **Section 23** applies to all counties and cities regardless of population.

Section 24 of this bill makes a conforming change relating to the limitation of the authority of the governing body of a city or county to restrict minimum lot size.

Subject to certain limitations, existing law authorizes the governing body of a county or city to: (1) regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the county; and (2) adopt any necessary building, electrical, housing, plumbing or safety code. (NRS 244.3675, 268.413) **Sections 4 and 7** of this bill provide that such authority is also subject to the limitations set forth in **sections 9-14**.



Existing law authorizes and empowers the governing bodies of cities and counties to regulate and restrict the improvement of land and to control the location and soundness of structures. (NRS 278.020) **Section 15** of this bill provides that such restrictions, regulations and control must comply with any restriction on the powers of cities and counties set forth in certain provisions of law.

Existing law sets forth the requirements for a master plan, which may be made the basis for the physical development of a city or county, as applicable. (NRS 278.160) **Section 21** of this bill provides that the provisions of **sections 9-14** are an exception to this authority.

Existing law requires, under certain circumstances, that in a county whose population is 100,000 or more but less than 700,000 (currently only Washoe County) any provision of the master plan governs any action taken in regard to an application for development. (NRS 278.0284) **Section 20** of this bill provides instead that any provision of the master plan that is not consistent with the provisions of **sections 9-14** does not govern any action taken in regard to an application for development.

Existing law authorizes the governing body of a city or county to divide the city, county or region into zoning districts of such number, shape and area as are best suited to carry out provisions of law relating to planning and zoning. Within the zoning district, the governing body may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. (NRS 278.250) **Section 22** of this bill provides exceptions to the powers and duties to account for the limitations on the planning and zoning powers set forth **sections 9-14**.



Sections 26-60 of this bill make changes to each existing city charter to account for the limitations set forth in **sections 7 and 9-14** on the power of the governing body of a city to adopt certain building codes and regulate planning and zoning.

Section 61 of this bill requires the Administrator of the Housing Division of the Department of Business and Industry to appoint a task force to study issues relating to housing during the 2025-2026 interim.

Section 62 of this bill voids any ordinance, regulation, building code, housing code or fire code enacted or adopted by a county or city before, on or after October 1, 2025, which conflicts with the provisions of this bill.

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

Section 1. Chapter 244 of NRS is hereby amended by adding thereto a new section to read as follows:

A board of county commissioners shall not enact any ordinance or measure that imposes rent control.

Sec. 2. NRS 244.143 is hereby amended to read as follows:

244.143 1. “Matter of local concern” means any matter that:



(a) Primarily affects or impacts areas located in the county, or persons who reside, work, visit or are otherwise present in areas located in the county, and does not have a significant effect or impact on areas located in other counties;

(b) Is not within the exclusive jurisdiction of another governmental entity; and

(c) Does not concern:

(1) A state interest that requires statewide uniformity of regulation;

(2) The regulation of business activities that are subject to substantial regulation by a federal or state agency; or

(3) Any other federal or state interest that is committed by the Constitution, statutes or regulations of the United States or this State to federal or state regulation that preempts local regulation.

2. The term includes, without limitation, any of the following matters of local concern:

(a) Public health, safety and welfare in the county.

(b) ~~Planning, zoning, development and redevelopment in the county.~~

~~(c)~~ Nuisances and graffiti in the county.

~~(d)~~ (c) Outdoor assemblies in the county.

~~(e)~~ (d) Contracts and purchasing by county government.

~~(f)~~ (e) Operation, management and control of county jails and prisoners by county government.

~~(g)~~ (f) Any public property, buildings, lands, utilities and other public works owned, leased, operated, managed or controlled by county government, including, without limitation:



- (1) Roads, highways and bridges.
- (2) Parks, recreational centers, cultural centers, libraries and museums.
- 3. The provisions of subsection 2:
 - (a) Are intended to be illustrative;
 - (b) Are not intended to be exhaustive or exclusive; and
 - (c) Must not be interpreted as either limiting or expanding the meaning of the term “matter of local concern” as provided in subsection 1.

Sec. 3. NRS 244.3603 is hereby amended to read as follows:

244.3603 1. Each board of county commissioners may, by ordinance, to protect the public health, safety and welfare of the residents of the county, adopt procedures pursuant to which the district attorney may file an action in a court of competent jurisdiction to:

- (a) Seek the abatement of a chronic nuisance that is located or occurring within the unincorporated area of the county;
- (b) If applicable, seek the closure of the property where the chronic nuisance is located or occurring; and
- (c) If applicable, seek penalties against the owner of the property within the unincorporated area of the county and any other appropriate relief.

2. An ordinance adopted pursuant to subsection 1 must:

- (a) Contain procedures pursuant to which the owner of the property is:
 - (1) Sent a notice, by certified mail, return receipt requested, by the sheriff or other person authorized to issue a citation of the existence on the owner’s property of nuisance activities and



the date by which the owner must abate the condition to prevent the matter from being submitted to the district attorney for legal action.

(2) If the chronic nuisance is not an immediate danger to the public health, safety or welfare and was caused by the criminal activity of a person other than the owner, afforded a minimum of 30 days to abate the chronic nuisance.

(3) Afforded an opportunity for a hearing before a court of competent jurisdiction.

(b) Provide that the date specified in the notice by which the owner must abate the condition is tolled for the period during which the owner requests a hearing and receives a decision.

(c) Provide the manner in which the county will recover money expended to abate the condition on the property if the owner fails to abate the condition.

3. If the court finds that a chronic nuisance exists and action is necessary to avoid serious threat to the public welfare or the safety or health of the occupants of the property, the court may order the county to secure and close the property until the nuisance is abated and may:

(a) Impose a civil penalty:

(1) If the property is nonresidential property, of not more than \$750 per day; or

(2) If the property is residential property, of not more than \$500 per day,

↪ for each day that the condition was not abated after the date specified in the notice by which the owner was required to abate the condition;

(b) Order the owner to pay the county for the cost incurred by the county in abating the condition; and

(c) Order any other appropriate relief.



4. In addition to any other reasonable means authorized by the court for the recovery of money expended by the county to abate the chronic nuisance and, except as otherwise provided in subsection 5, for the collection of civil penalties imposed pursuant to subsection 3, the board or its designee may make the expense and civil penalties a special assessment against the property upon which the chronic nuisance is located or occurring. The special assessment may be collected pursuant to the provisions set forth in subsection 4 of NRS 244.360.

5. Any civil penalties that have not been collected from the owner of the property may not be made a special assessment against the property pursuant to subsection 4 by the board or its designee unless:

(a) At least 180 days have elapsed after the date specified in the order of the court by which the owner must abate the chronic nuisance or, if the owner appeals that order, the date specified in the order of the appellate court by which the owner must abate the chronic nuisance, whichever is later;

(b) The owner has been billed, served or otherwise notified that the civil penalties are due; and

(c) The amount of the uncollected civil penalties is more than \$5,000.

6. If a designee of the board imposes a special assessment pursuant to subsection 4, the designee shall submit a written report to the board at least once each calendar quarter that sets forth, for each property against which such an assessment has been imposed:

(a) The street address or assessor's parcel number of the property;

(b) The name of each owner of record of the property as of the date of the assessment; and



(c) The total amount of the assessment, stating the amount assessed for the expense of abatement and any amount assessed for civil penalties.

7. As used in this section:

(a) A “chronic nuisance” exists:

(1) When three or more nuisance activities exist or have occurred during any 90-day period on the property.

(2) When a person associated with the property has engaged in three or more nuisance activities during any 90-day period on the property or within 100 feet of the property.

(3) When the property has been the subject of a search warrant based on probable cause of continuous or repeated violations of chapter 459 of NRS.

(4) When a building or place is used for the purpose of unlawfully selling, serving, storing, keeping, manufacturing, using or giving away a controlled substance, immediate precursor or controlled substance analog.

(5) When a building or place was used for the purpose of unlawfully manufacturing a controlled substance, immediate precursor or controlled substance analog and:

(I) The building or place has not been deemed safe for habitation by a governmental entity; or

(II) All materials or substances involving the controlled substance, immediate precursor or controlled substance analog have not been removed from or remediated on the building or place by an entity certified or licensed to do so within 180 days after the building or place is no longer



used for the purpose of unlawfully manufacturing a controlled substance, immediate precursor or controlled substance analog.

(b) “Commercial real estate” has the meaning ascribed to it in NRS 645.8711.

(c) “Controlled substance analog” has the meaning ascribed to it in NRS 453.043.

(d) “Immediate precursor” has the meaning ascribed to it in NRS 453.086.

(e) “Nuisance activity” means:

(1) Criminal activity;

(2) The presence of debris, litter, garbage, rubble, abandoned or junk vehicles or junk appliances;

(3) Violations of building codes, housing codes or any other codes regulating the health or safety of occupants of real property;

(4) Excessive noise and violations of curfew; or

(5) Any other activity, behavior or conduct defined by the board to constitute a public nuisance.

(f) “Person associated with the property” means:

(1) The owner of the property;

(2) The manager or assistant manager of the property;

(3) The tenant of the property; or

(4) A person who, on the occasion of a nuisance activity, has:

(I) Entered, patronized or visited;

(II) Attempted to enter, patronize or visit; or



(III) Waited to enter, patronize or visit,

↳ the property or a person present on the property.

(g) “Residential property” means:

(1) Improved real estate that consists of not more than four residential units;

(2) Unimproved real estate for which not more than four residential units may be developed or constructed pursuant to ~~any zoning regulations or~~ any development plan applicable to the real estate; or

(3) A single-family residential unit, including, without limitation, a condominium, townhouse or home within a subdivision, if the unit is sold, leased or otherwise conveyed unit by unit, regardless of whether the unit is part of a larger building or parcel that consists of more than four units.

↳ The term does not include commercial real estate.

Sec. 4. NRS 244.3675 is hereby amended to read as follows:

244.3675 Subject to the limitations set forth in NRS 244.368, 278.02315, 278.580, 278.582, 278.584, 278.5846, 278.586, 444.340 to 444.430, inclusive, and 477.030, **and sections 9 to 14, inclusive, of this act**, the boards of county commissioners within their respective counties may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the county.

2. Adopt any building, electrical, housing, plumbing or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary. Except as otherwise



provided in NRS 278.580, these fees do not apply to the State of Nevada or the Nevada System of Higher Education.

Sec. 5. Chapter 268 of NRS is hereby amended by adding thereto a new section to read as follows:

The governing body of an incorporated city shall not enact any ordinance or measure that imposes rent control.

Sec. 6. NRS 268.003 is hereby amended to read as follows:

268.003 1. “Matter of local concern” means any matter that:

(a) Primarily affects or impacts areas located in the incorporated city, or persons who reside, work, visit or are otherwise present in areas located in the city, and does not have a significant effect or impact on areas located in other cities or counties;

(b) Is not within the exclusive jurisdiction of another governmental entity; and

(c) Does not concern:

(1) A state interest that requires statewide uniformity of regulation;

(2) The regulation of business activities that are subject to substantial regulation by a federal or state agency; or

(3) Any other federal or state interest that is committed by the Constitution, statutes or regulations of the United States or this State to federal or state regulation that preempts local regulation.

2. The term includes, without limitation, any of the following matters of local concern:

(a) Public health, safety and welfare in the city.



(b) ~~Planning, zoning, development and redevelopment in the city.~~

~~(c)~~ Nuisances and graffiti in the city.

~~(d)~~ (c) Outdoor assemblies in the city.

~~(e)~~ (d) Contracts and purchasing by city government.

~~(f)~~ (e) Operation, management and control of city jails and prisoners by city government.

~~(g)~~ (f) Any public property, buildings, lands, utilities and other public works owned, leased, operated, managed or controlled by city government, including, without limitation:

(1) Roads, highways and bridges.

(2) Parks, recreational centers, cultural centers, libraries and museums.

3. The provisions of subsection 2:

(a) Are intended to be illustrative;

(b) Are not intended to be exhaustive or exclusive; and

(c) Must not be interpreted as either limiting or expanding the meaning of the term “matter of local concern” as provided in subsection 1.

Sec. 7. NRS 268.413 is hereby amended to read as follows:

268.413 Subject to the limitations contained in NRS 244.368, 278.02315, 278.580, 278.582, 278.584, 278.5846, 278.586, 444.340 to 444.430, inclusive, and 477.030, **and sections 9 to 14, inclusive, of this act**, the city council or other governing body of an incorporated city may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the city.



2. Adopt any building, electrical, plumbing or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary. Except as otherwise provided in NRS 278.580, those fees do not apply to the State of Nevada or the Nevada System of Higher Education.

Sec. 8. Chapter 278 of NRS is hereby amended by adding thereto the provisions set forth as sections 9 to 14, inclusive, of this act.

Sec. 9. 1. *Notwithstanding any health, safety, building or fire code adopted by a governing body, each governing body shall by ordinance authorize:*

(a) Single-staircase apartment buildings of not more than five stories; and

(b) Single-room occupancy housing.

2. *As used in this section:*

(a) "Single-room occupancy housing" means housing where one person lives in a single room or apartment. The term includes, without limitation, a boarding house or rooming house where residents share communal kitchen or bathroom facilities.

(b) "Single-staircase apartment building" means a building with one staircase on each floor of the building for purposes of egress, regardless of the number of floors contained in the building.

Sec. 10. 1. *A governing body shall not adopt an ordinance that prohibits multi-family housing or mixed-use development in any area zoned for commercial use.*



2. *A governing body shall authorize by ordinance the conversion of any commercial building into multi-family housing, including, without limitation, apartments and buildings of duplexes, triplexes and fourplexes.*

Sec. 11. *A governing body shall, in any area that is zoned for residential use, authorize the development of multi-family housing, including, without limitation, apartments and buildings of duplexes, triplexes and fourplexes.*

Sec. 12. 1. *A governing body shall not impose any of the following restrictions on the zoning or development of residential housing:*

(a) Minimum parking requirements.

(b) Height restrictions.

(c) Minimum lot size.

(d) Setback requirements.

(e) Limitations on square footage of the residential housing.

2. *In addition to the restrictions set forth in subsection 1, a governing body shall not limit residential or commercial development by creating any urban growth boundary.*

Sec. 13. 1. *Each governing body of a county and each governing body of a city shall adopt an ordinance to authorize the owner of a single-family residential property to add an accessory dwelling unit to the single-family residential property.*

2. *An ordinance adopted pursuant to subsection 1 must:*

(a) Require the owner of the single-family residential property to:



(1) Reside in the single-family residence or accessory dwelling unit that is located on the single-family residential property; and

(2) Otherwise use the single-family residence or accessory dwelling unit in which the owner does not reside only for family members or other persons with whom the owner has a personal or employment relationship;

(b) Require that the accessory dwelling unit match the exterior design, roof pitch and finishing materials of the single-family residence;

(c) Prohibit the owner of the single-family residential property from renting the accessory dwelling unit as transient lodging or other short-term housing for a duration of less than 90 days; and

(d) Require any necessary improvement or repair to a public street that is disturbed during the construction of the accessory dwelling unit.

3. Nothing in this section shall be construed as authorizing:

(a) An accessory dwelling unit on any single-family residential property on which there is a restrictive covenant that prohibits the addition of an accessory dwelling unit on the single-family residential property; or

(b) The governing body to require a restrictive covenant on a single-family residential property that adds an accessory dwelling unit pursuant to the ordinance adopted pursuant to subsection 1.

4. As used in this section, “accessory dwelling unit” means a self-contained living unit that:

(a) Is located on the same parcel as a single-family residence of greater square footage;



(b) Has separate cooking, sleeping and sanitation facilities from the single-family residence; and

(c) Complies with any applicable building code, housing code or other code regulating the health or safety of occupants of residential property.

Sec. 14. *1. The governing body of each county and the governing body of each city shall establish an expedited process for the by-right development of residential housing, including, without limitation, multi-family housing.*

2. The expedited process established pursuant to subsection 1 must, without limitation, provide that any proposed project for the development of residential housing will be approved by the county or city, as applicable, without any discretionary review or discretionary approval if the proposed project is consistent with all applicable zoning laws, building codes, housing codes and any other applicable ordinances and codes regulating the health or safety of occupants of real property.

3. A final decision relating to an application for a proposed project for the development of residential housing that is submitted pursuant to the expedited process established pursuant to subsection 1 must be made within 60 days after the receipt of a completed application or the application shall be deemed approved. If an application is denied, the denial must set forth the specific reasons why the application was denied.

4. Only an owner of real property that is physically adjacent to a proposed project for the development of residential housing or the applicant for a proposed project may appeal a final decision relating to an application for the proposed project. Any party who challenges the



approval of the application must demonstrate by clear and convincing evidence that the proposed project is not consistent with all applicable zoning laws, building codes, housing codes and any other ordinance or code regulating the health or safety of occupants of real property. If the applicant for a proposed project prevails in an action brought by an owner of property that is physically adjacent to the proposed project, the district court shall award to the applicant attorney's fees and costs.

Sec. 15. NRS 278.020 is hereby amended to read as follows:

278.020 1. For the purpose of promoting health, safety, morals, or the general welfare of the community, the governing bodies of cities and counties are authorized and empowered to regulate and restrict the improvement of land and to control the location and soundness of structures.

2. Any such regulation, restriction and control must ~~{take}~~ :

(a) Comply with any restriction on the power of the governing bodies of cities and counties, as set forth in this chapter and chapters 244 and 268 of NRS, as applicable; and

(b) Take into account:

~~{(a)}~~ (1) The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment; and

~~{(b)}~~ (2) The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities.

Sec. 16. NRS 278.0201 is hereby amended to read as follows:



278.0201 1. In the manner prescribed by ordinance, a governing body may, upon application of any person having a legal or equitable interest in land, enter into an agreement with that person concerning the development of that land.

2. An agreement entered into pursuant to this section:

(a) Must contain provisions:

- (1) Describing the land which is the subject of the agreement;
- (2) Specifying the duration of the agreement;
- (3) Specifying what events will constitute breach of the agreement; and
- (4) Providing periods during which any breach may be cured; and

(b) May contain provisions specifying or relating to:

(1) ~~The~~ *Except as otherwise provided in sections 9 to 14, inclusive, of this act, the* permitted uses of the land;

(2) The density or intensity of the use of the land;

(3) ~~The~~ *Except as otherwise provided in sections 9 to 14, inclusive, of this act, the* maximum height and size of any proposed buildings;

(4) The reservation or dedication of any portion of the land for public use or for the payment of fees in lieu thereof;

(5) The protection of environmentally sensitive lands;

(6) The preservation and restoration of historic structures;



(7) The phasing or timing of construction or development on the land, including, without limitation, the dates on which all or any part of the construction or development must commence and be completed, and the terms on which any deadline may be extended;

(8) The conditions, terms, restrictions and requirements for infrastructure on the land and the financing of the public infrastructure by a person having a legal or equitable interest in the land;

(9) The conditions, terms, restrictions and requirements for annexation of land by the city or county and the phasing or timing of annexation by the city or county;

(10) The conditions, terms, restrictions and requirements relating to the intent of the governing body to include the land in an improvement district created pursuant to chapter 271 of NRS;

(11) A schedule of fees and charges; and

(12) Any other matters relating to the development of the land.

3. Unless the agreement otherwise provides and except as otherwise provided in subsection 4, the ordinances, resolutions or regulations applicable to that land and governing the permitted uses of that land, density and standards for design, improvements and construction are those in effect at the time the agreement is made.

4. This section does not prohibit the governing body from adopting new ordinances, resolutions or regulations applicable to that land which do not conflict with those ordinances, resolutions and regulations in effect at the time the agreement is made, except that any subsequent action by the governing body must not prevent the development of the land as set forth in the



agreement. The governing body is not prohibited from denying or conditionally approving any other plan for development pursuant to any ordinance, resolution or regulation in effect at the time of that denial or approval.

Sec. 17. NRS 278.02073 is hereby amended to read as follows:

278.02073 1. A director of planning or a governing body may extend the period for which a building permit for a residential or commercial project is valid if the person to whom the permit has been issued:

(a) Applies for an extension before July 1, 2013, subject to any applicable ordinances or regulations adopted by the governing body;

(b) Demonstrates to the satisfaction of the director of planning or governing body that:

(1) Financing for the residential or commercial project is not available; and

(2) The land will be leased for a renewable energy generation project; and

(c) Submits with his or her application for an extension an affidavit showing that due diligence has been used to obtain financing for the residential or commercial project. The affidavit must include, without limitation, evidence that:

(1) The project was denied financing by at least two lenders; or

(2) The person was unable to issue bonds or other securities to finance the project.

2. A building permit that is extended pursuant to subsection 1 must not be effective:

(a) For more than 15 years after the original expiration date of the building permit; or

(b) If the land ceases to be leased for a renewable energy generation project, after the period established by the director of planning or governing body pursuant to subsection 3.



3. If a director of planning or governing body extends the period for which a building permit is valid pursuant to subsection 1, the director of planning or governing body shall establish the maximum duration of the period for which the permit will remain valid if the land is no longer leased for a renewable energy generation project.

4. If a director of planning or governing body extends the period for which a building permit is valid pursuant to subsection 1:

(a) ~~{No}~~ *Except as otherwise provided in sections 9 to 14, inclusive, of this act, no* condition may be placed on the permit that was not imposed on the original permit; and

(b) Except as otherwise provided in subsection 5 ~~{H}~~ *and sections 9 to 14, inclusive, of this act,* the ordinances, resolutions or regulations applicable to the land and governing the permitted uses of the land, density and standards for design, improvements and construction are those in effect at the time the building permit is issued.

5. ~~{Changes}~~ *Except as otherwise provided in sections 9 to 14, inclusive, of this act, changes* to ordinances, resolutions or regulations that enforce environmental, life or safety standards against parcels of land that the director of planning or governing body determines are similar to the land for which the building permit was issued will apply to the parcel of land for which the permit was issued.

6. As used in this section, “environmental, life or safety standards” includes, without limitation:

(a) Standards and codes relating to the usage of water; and

(b) Any specialized or uniform code related to environmental, life or safety standards.



Sec. 18. NRS 278.0209 is hereby amended to read as follows:

278.0209 1. In any ordinance relating to the zoning of land adopted or amended by a governing body, the definition of “single-family residence” must include factory-built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.

2. An ordinance of the governing body may require factory-built housing to comply with standards for safety which exceed the standards prescribed in subsection 1 if a single-family residential dwelling on the same lot is also required to comply with those standards.

3. The governing body shall adopt the same standards for development for the factory-built housing and the lot on which it is placed as those to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to:

- (a) Requirements for the setback of buildings.
- (b) Side and rear-yard requirements.
- (c) Standards for enclosures, access and the parking of vehicles.
- (d) Aesthetic requirements.
- (e) Requirements for minimum square footage.
- (f) Requirements for design, style and structure.

4. The governing body may prohibit the installation of factory-built housing in a specified area if ~~it~~



~~—(a) More~~ *more* than 6 years have elapsed between the date of manufacture of factory-built housing and the date of the application for the issuance of a permit to install factory-built housing in the affected area . ~~}; or~~

~~—(b) The area contains a building, structure or other object having a special character or special historical interest or value.}~~

5. As used in this section, “factory-built housing” has the meaning ascribed to it in NRS 461.080.

6. The provisions of this section do not abrogate a recorded restrictive covenant.

Sec. 19. NRS 278.0274 is hereby amended to read as follows:

278.0274 ~~{The}~~ *Except as otherwise provided in sections 9 to 14, inclusive, of this act, the* comprehensive regional plan must include goals, policies, maps and other documents relating to:

1. Population, including a projection of population growth in the region and the resources that will be necessary to support that population.

2. Conservation, including policies relating to the use and protection of air, land, water and other natural resources, ambient air quality, natural recharge areas, floodplains and wetlands, and a map showing the areas that are best suited for development based on those policies.

3. The limitation of the premature expansion of development into undeveloped areas, preservation of neighborhoods and revitalization of urban areas, including, without limitation, policies that relate to the interspersion of new housing and businesses in established neighborhoods and set forth principles by which growth will be directed to older urban areas.



4. Land use and transportation, including the classification of future land uses by density or intensity of development based upon the projected necessity and availability of public facilities, including, without limitation, schools, and services and natural resources, and the compatibility of development in one area with that of other areas in the region. This portion of the plan must:

(a) Address, if applicable:

(1) Mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts; and

(2) The coordination and compatibility of land uses with each military installation in the region, taking into account the location, purpose and stated mission of the military installation;

(b) Allow for a variety of uses;

(c) Describe the transportation facilities that will be necessary to satisfy the requirements created by those future uses; and

(d) Be based upon the policies and map relating to conservation that are developed pursuant to subsection 2, surveys, studies and data relating to the area, the amount of land required to accommodate planned growth, the population of the area projected pursuant to subsection 1, and the characteristics of undeveloped land in the area.

5. Public facilities and services, including provisions relating to sanitary sewer facilities, solid waste, flood control, potable water and groundwater aquifer recharge which are correlated with principles and guidelines for future land uses, and which specify ways to satisfy the requirements created by those future uses. This portion of the plan must:



(a) Describe the problems and needs of the area relating to public facilities and services and the general facilities that will be required for their solution and satisfaction;

(b) Identify the providers of public services within the region and the area within which each must serve, including service territories set by the Public Utilities Commission of Nevada for public utilities;

(c) Establish the time within which those public facilities and services necessary to support the development relating to land use and transportation must be made available to satisfy the requirements created by that development; and

(d) Contain a summary prepared by the regional planning commission regarding the plans for capital improvements that:

(1) Are required to be prepared by each local government in the region pursuant to NRS 278.0226; and

(2) May be prepared by the water planning commission of the county, the regional transportation commission and the county school district.

6. Annexation, including the identification of spheres of influence for each unit of local government, improvement district or other service district and specifying standards and policies for changing the boundaries of a sphere of influence and procedures for the review of development within each sphere of influence. As used in this subsection, “sphere of influence” means an area into which a political subdivision may expand in the foreseeable future.

7. Intergovernmental coordination, including the establishment of guidelines for determining whether local master plans and facilities plans conform with the comprehensive regional plan.



8. Any utility project required to be reported pursuant to NRS 278.145.

Sec. 20. NRS 278.0284 is hereby amended to read as follows:

278.0284 ~~{Any}~~

1. Except as otherwise provided in this section and sections 9 to 14, inclusive, of this act, any action of a local government relating to development, zoning, the subdivision of land or capital improvements must conform to the master plan of the local government. ~~{H}~~ Except as otherwise provided in this section, in adopting any ordinance or regulation relating to development, zoning, the subdivision of land or capital improvements, the local government shall make a specific finding that the ordinance conforms to the master plan. ~~{Within}~~ Except as otherwise provided in this section, within 1 year after its adoption of any portion of a master plan, the local government shall review and, if necessary, amend its existing ordinances to ensure their conformity with the provisions of the master plan. ~~{H}~~ Except as otherwise provided in this section, if any provision of the master plan is inconsistent with any regulation relating to land development, the provision of the master plan governs any action taken in regard to an application for development.

2. Any provision of the master plan that is not consistent with the provisions of sections 9 to 14, inclusive, of this act, does not govern any action taken in regard to an application for development.

Sec. 21. NRS 278.160 is hereby amended to read as follows:

278.160 1. Except as otherwise provided in this section and NRS 278.150 and 278.170, the master plan, with the accompanying charts, drawings, diagrams, schedules and reports, may include such of the following elements or portions thereof as are appropriate to the city, county or



region, and , *except as otherwise provided in sections 9 to 14, inclusive, of this act*, as may be made the basis for the physical development thereof:

(a) A conservation element, which must include:

(1) A conservation plan for the conservation, development and utilization of natural resources, including, without limitation, water and its hydraulic force, underground water, water supply, solar or wind energy, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The conservation plan must also cover the reclamation of land and waters, flood control, prevention and control of the pollution of streams and other waters, regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan, prevention, control and correction of the erosion of soils through proper clearing, grading and landscaping, beaches and shores, and protection of watersheds. The conservation plan must also indicate the maximum tolerable level of air pollution.

(2) A solid waste disposal plan showing general plans for the disposal of solid waste.

(b) A historic preservation element, which must include:

(1) A historic neighborhood preservation plan which:

(I) Must include, without limitation, a plan to inventory historic neighborhoods and a statement of goals and methods to encourage the preservation of historic neighborhoods.

(II) May include, without limitation, the creation of a commission to monitor and promote the preservation of historic neighborhoods.



(2) A historical properties preservation plan setting forth an inventory of significant historical, archaeological, paleontological and architectural properties as defined by a city, county or region, and a statement of methods to encourage the preservation of those properties.

(c) A housing element, which must include, without limitation:

(1) An inventory of housing conditions and needs, and plans and procedures for improving housing standards and providing adequate housing to individuals and families in the community, regardless of income level.

(2) An inventory of existing affordable housing in the community, including, without limitation, housing that is available to rent or own, housing that is subsidized either directly or indirectly by this State, an agency or political subdivision of this State, or the Federal Government or an agency of the Federal Government, and housing that is accessible to persons with disabilities.

(3) An analysis of projected growth and the demographic characteristics of the community.

(4) A determination of the present and prospective need for affordable housing in the community.

(5) An analysis of any impediments to the development of affordable housing and the development of policies to mitigate those impediments.

(6) An analysis of the characteristics of the land that is suitable for residential development.

The analysis must include, without limitation:

(I) A determination of whether the existing infrastructure is sufficient to sustain the current needs and projected growth of the community; and



(II) An inventory of available parcels that are suitable for residential development and any zoning, environmental and other land-use planning restrictions that affect such parcels.

(7) An analysis of the needs and appropriate methods for the construction of affordable housing or the conversion or rehabilitation of existing housing to affordable housing.

(8) A plan for maintaining and developing affordable housing to meet the housing needs of the community for a period of at least 5 years.

(d) A land use element, which must include:

(1) Provisions concerning community design, including standards and principles governing the subdivision of land and suggestive patterns for community design and development.

(2) A land use plan, including an inventory and classification of types of natural land and of existing land cover and uses, and comprehensive plans for the most desirable utilization of land.

The land use plan:

(I) Must, if applicable, address mixed-use development, transit-oriented development, master-planned communities and gaming enterprise districts. The land use plan must also, if applicable, address the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(II) May include a provision concerning the acquisition and use of land that is under federal management within the city, county or region, including, without limitation, a plan or statement of policy prepared pursuant to NRS 321.7355.



(3) In any county whose population is 700,000 or more, a rural neighborhoods preservation plan showing general plans to preserve the character and density of rural neighborhoods.

(e) A public facilities and services element, which must include:

(1) An economic plan showing recommended schedules for the allocation and expenditure of public money to provide for the economical and timely execution of the various components of the plan.

(2) A population plan setting forth an estimate of the total population which the natural resources of the city, county or region will support on a continuing basis without unreasonable impairment.

(3) An aboveground utility plan that shows corridors designated for the construction of aboveground utilities and complies with the provisions of NRS 278.165.

(4) Provisions concerning public buildings showing the locations and arrangement of civic centers and all other public buildings, including the architecture thereof and the landscape treatment of the grounds thereof.

(5) Provisions concerning public services and facilities showing general plans for sewage, drainage and utilities, and rights-of-way, easements and facilities therefor, including, without limitation, any utility projects required to be reported pursuant to NRS 278.145. If a public utility which provides electric service notifies the planning commission that a new transmission line or substation will be required to support the master plan, those facilities must be included in the master plan. The utility is not required to obtain an easement for any such transmission line as a prerequisite to the inclusion of the transmission line in the master plan.



(6) A school facilities plan showing the general locations of current and future school facilities based upon information furnished by the appropriate county school district.

(f) A recreation and open space element, which must include a recreation plan showing a comprehensive system of recreation areas, including, without limitation, natural reservations, parks, parkways, trails, reserved riverbank strips, beaches, playgrounds and other recreation areas, including, when practicable, the locations and proposed development thereof.

(g) A safety element, which must include:

(1) In any county whose population is 700,000 or more, a safety plan identifying potential types of natural and man-made hazards, including, without limitation, hazards from floods, landslides or fires, or resulting from the manufacture, storage, transfer or use of bulk quantities of hazardous materials. The safety plan may set forth policies for avoiding or minimizing the risks from those hazards.

(2) A seismic safety plan consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking or to ground failures.

(h) A transportation element, which must include:

(1) A streets and highways plan showing the general locations and widths of a comprehensive system of major traffic thoroughfares and other traffic ways and of streets and the recommended treatment thereof, building line setbacks, and a system of naming or numbering streets and numbering houses, with recommendations concerning proposed changes.



(2) A transit plan showing a proposed multimodal system of transit lines, including mass transit, streetcar, motorcoach and trolley coach lines, paths for bicycles and pedestrians, satellite parking and related facilities.

(3) A transportation plan showing a comprehensive transportation system, including, without limitation, locations of rights-of-way, terminals, viaducts and grade separations. The transportation plan may also include port, harbor, aviation and related facilities.

(i) An urban agricultural element, which must include a plan to inventory any vacant lands or other real property owned by the city or county and blighted land in the city or county to determine whether such lands are suitable for urban farming and gardening. The plan to inventory any vacant lands or other real property may include, without limitation, any other real property in the city or county, as deemed appropriate by the commission.

2. The commission may prepare and adopt, as part of the master plan, other and additional plans and reports dealing with such other elements as may in its judgment relate to the physical development of the city, county or region, and nothing contained in NRS 278.010 to 278.630, inclusive, *and sections 9 to 14, inclusive, of this act* prohibits the preparation and adoption of any such element as a part of the master plan.

Sec. 22. NRS 278.250 is hereby amended to read as follows:

278.250 1. For the purposes of NRS 278.010 to 278.630, inclusive, *and sections 9 to 14, inclusive, of this act*, the governing body may divide the city, county or region into zoning districts of such number, shape and area as are best suited to carry out the purposes of NRS 278.010 to 278.630, inclusive ~~[. Within]~~, *and sections 9 to 14, inclusive, of this act. Except as otherwise*



provided in sections 9 to 14, inclusive, of this act, within the zoning district, ~~the~~ *the governing body* may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

2. ~~The~~ *Except as otherwise provided in this section and sections 9 to 14, inclusive, of this act*, zoning regulations must ~~be adopted in accordance with the master plan for land use and~~ be designed:

- (a) To preserve the quality of air and water resources.
- (b) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.
- (c) To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
- (d) To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.
- (e) To provide for recreational needs.
- (f) To protect life and property in areas subject to floods, landslides and other natural disasters.
- (g) To conform to the adopted population plan, if required by NRS 278.170.
- (h) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.
- (i) To ensure that the development on land is commensurate with the character and the physical limitations of the land.



(j) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.

(k) To promote health and the general welfare.

(l) To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.

(m) To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods.

(n) To promote systems which use solar or wind energy.

(o) To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

3. ~~{The}~~ *Except as otherwise provided in this section and sections 9 to 14, inclusive, of this act, the* zoning regulations must be adopted with reasonable consideration, among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city, county or region.

4. ~~{In}~~ *Except as otherwise provided in this section, and sections 9 to 14, inclusive, of this act, in* exercising the powers granted in this section, the governing body may use any controls



relating to land use or principles of zoning that the governing body determines to be appropriate, including, without limitation, density bonuses, inclusionary zoning and minimum density zoning.

5. As used in this section:

(a) “Density bonus” means an incentive granted by a governing body to a developer of real property that authorizes the developer to build at a greater density than would otherwise be allowed under the master plan, in exchange for an agreement by the developer to perform certain functions that the governing body determines to be socially desirable, including, without limitation, developing an area to include a certain proportion of affordable housing.

(b) “Inclusionary zoning” means a type of zoning pursuant to which a governing body requires or provides incentives to a developer who builds residential dwellings to build a certain percentage of those dwellings as affordable housing.

(c) “Minimum density zoning” means a type of zoning pursuant to which development must be carried out at or above a certain density to maintain conformance with the master plan.

Sec. 23. NRS 278.253 is hereby amended to read as follows:

278.253 1. ~~{A governing body of a county whose population is 100,000 or more or a governing body of a city whose population is 150,000 or more shall adopt}~~ *In an ordinance {for the zoning of} relating to the zoning of land adopted or amended by a governing body, the definition of “single-family residence” must include tiny houses . {that:*
~~—(a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;~~



~~—(b) Designates at least one zoning district in which a tiny house may be located and classified as a single-family residential unit; and~~

~~—(c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.~~

~~—2. A governing body of a county whose population is less than 100,000 or a governing body of a city whose population is less than 150,000 shall adopt an ordinance for the zoning of tiny houses that:~~

~~—(a) Designates at least one zoning district in which a tiny house may be located and classified as an accessory dwelling unit;~~

~~—(b) Designates at least one zoning district in which a tiny house is allowed to be located and classified as a single-family residential unit; or~~

~~—(c) Designates at least one zoning district in which a tiny house may be located in a tiny house park.~~

~~—3. Before adopting an ordinance pursuant to subsection 1 or 2, the governing body of a county or city must consider whether the locations of tiny houses in the designated zoning districts will have disproportionately high and adverse human health and environmental effects on minority populations and low-income populations.~~

~~—4.]~~ **2.** An ordinance adopted pursuant to subsection 1 ~~for 2:~~

~~—(a) May:~~

~~—(1) Include any other requirements for tiny houses that the governing body determines is necessary; and~~



~~—(2) Provide~~ **may provide** that a certificate of occupancy issued for a tiny house may limit the tiny house to use as a single-family ~~[residential unit]~~ **residence** or an accessory dwelling unit.

~~[(b) Shall require that a tiny house that is:~~

~~—(1) Located in:~~

~~—(I) A zoning district designated pursuant to paragraph (a) of subsection 1 or paragraph (a) of subsection 2 is classified as an accessory dwelling unit on any building permit or zoning approval issued for the tiny house;~~

~~—(II) A zoning district designated pursuant to paragraph (b) of subsection 1 or paragraph (b) of subsection 2 is classified as a single-family residential unit on any building permit or zoning approval issued for the tiny house; and~~

~~—(III) A zoning district designated pursuant to paragraph (c) of subsection 1 or paragraph (c) of subsection 2 is classified as a tiny house on any building permit or zoning approval issued within the tiny house park.~~

~~—(2) Not built on a permanent foundation may only be issued a certificate of occupancy for the tiny house that is tied to the specific parcel of land on which the tiny house is located. If the tiny house is moved from that parcel, the owner of the tiny house must obtain a new certificate of occupancy.~~

~~—5.]~~ **3.** An ordinance adopted pursuant to subsection 1 ~~[or 2 that allows for tiny houses to be located in tiny house parks]~~ must also establish requirements for tiny house parks, including, without limitation, requirements for:

(a) Community water and wastewater service;



(b) Adequate spacing between tiny houses in the tiny house park to allow for access for public safety services, including, without limitation, access for firefighting equipment and vehicles and utilities;

(c) ~~{Minimum size requirements for each space in the tiny house park for a tiny house;~~

~~—(d)}~~ The minimum or maximum lot size of a tiny house park; *and*

~~{(e)}~~ (d) Open space within the tiny house park . ~~}; and~~

~~—(f) Parking within the tiny house park.~~

~~—6.}~~ 4. An ordinance adopted pursuant to subsection 1 ~~{or 2}~~ must define “tiny house” in accordance with the definition adopted in the International Residential Code by the International Code Council or its successor organization.

Sec. 24. NRS 278.320 is hereby amended to read as follows:

278.320 1. “Subdivision” means any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots, for the purpose of any transfer or development, or any proposed transfer or development, unless exempted by one of the following provisions:

(a) The term “subdivision” does not apply to any division of land which is subject to the provisions of NRS 278.471 to 278.4725, inclusive.

(b) Any joint tenancy or tenancy in common shall be deemed a single interest in land.

(c) Unless a method of disposition is adopted for the purpose of evading this chapter or would have the effect of evading this chapter, the term “subdivision” does not apply to:



(1) Any division of land which is ordered by any court in this State or created by operation of law;

(2) A lien, mortgage, deed of trust or any other security instrument;

(3) A security or unit of interest in any investment trust regulated under the laws of this State or any other interest in an investment entity;

(4) Cemetery lots; or

(5) An interest in oil, gas, minerals or building materials, which are now or hereafter severed from the surface ownership of real property.

2. A common-interest community consisting of five or more units shall be deemed to be a subdivision of land within the meaning of this section, but need only comply with NRS 278.326 to 278.460, inclusive, and 278.473 to 278.490, inclusive.

3. The board of county commissioners of any county may exempt any parcel or parcels of land from the provisions of NRS 278.010 to 278.630, inclusive, *and sections 9 to 14, inclusive, of this act* if:

(a) The land is owned by a railroad company or by a nonprofit corporation organized and existing pursuant to the provisions of chapter 81 or 82 of NRS which is an immediate successor in title to a railroad company, and the land was in the past used in connection with any railroad operation; and

(b) Other persons now permanently reside on the land.

4. Except as otherwise provided in subsection 5, this chapter, including, without limitation, any requirements relating to the adjustment of boundary lines or the filing of a parcel map or record



of survey, does not apply to the division, exchange or transfer of land for agricultural purposes if each parcel resulting from such a division, exchange or transfer:

(a) Is 10 acres or more in size ; ~~[-unless local zoning laws require a larger minimum parcel size, in which case each parcel resulting from the division, exchange or transfer must comply with the parcel size required by those local zoning laws;]~~

(b) Has a zoning classification that is consistent with the designation in the master plan, if any, regarding land use for the parcel;

(c) Can be described by reference to the standard subdivisions used in the United States Public Land Survey System;

(d) Qualifies for agricultural use assessment under NRS 361A.100 to 361A.160, inclusive, and any regulations adopted pursuant thereto; and

(e) Is accessible:

(1) By way of an existing street, road or highway;

(2) Through other adjacent lands owned by the same person; or

(3) By way of an easement for agricultural purposes that was granted in connection with the division, exchange or transfer.

5. The exemption from the provisions of this chapter, which exemption is set forth in subsection 4, does not apply with respect to any parcel resulting from the division, exchange or transfer of agricultural lands if:

(a) Such resulting parcel ceases to qualify for agricultural use assessment under NRS 361A.100 to 361A.160, inclusive, and any regulations adopted pursuant thereto; or



(b) New commercial buildings or residential dwelling units are proposed to be constructed on the parcel after the date on which the division, exchange or transfer took place. The provisions of this paragraph do not prohibit the expansion, repair, reconstruction, renovation or replacement of preexisting buildings or dwelling units that are:

- (1) Dilapidated;
- (2) Dangerous;
- (3) At risk of being declared a public nuisance;
- (4) Damaged or destroyed by fire, flood, earthquake or any natural or man-made disaster;

or

- (5) Otherwise in need of expansion, repair, reconstruction, renovation or replacement.

Sec. 25. NRS 278A.470 is hereby amended to read as follows:

278A.470 The ordinance may require such information in the application as is reasonably necessary to disclose to the city or county:

1. The location and size of the site and the nature of the landowner's interest in the land proposed to be developed.
2. The density of land use to be allocated to parts of the site to be developed.
3. The location and size of any common open space and the form of organization proposed to own and maintain any common open space.
4. The use and the approximate height, bulk and location of buildings and other structures.
5. The ratio of residential to nonresidential use.
6. The feasibility of proposals for disposition of sanitary waste and storm water.



7. The substance of covenants, grants or easements or other restrictions proposed to be imposed upon the use of the land, buildings and structures, including proposed easements or grants for public utilities.

8. The ~~{provisions for parking of vehicles and the}~~ location and width of proposed streets and public ways.

9. The required modifications in the municipal land use regulations otherwise applicable to the subject property.

10. In the case of plans which call for development over a period of years, a schedule showing the proposed times within which additional applications for approval of all sections of the planned unit development are intended to be filed.

Sec. 26. Section 8 of the Charter of Boulder City is hereby amended to read as follows:

Section 8. Powers.

All powers of the City and the determination of all matters of policy shall be vested in the City Council. By way of illustration, and not by way of limitation, the Council shall have the power to:

1. By a concurring vote of not less than three of its members, appoint to and/or remove from office the following city officers: (a) the City Manager; (b) the City Attorney; (c) the City Clerk; and/or (d) the Municipal Judge; subject to these provisions: (Add. 3; Amd. 1; 5-2-1967)



A. The appointments shall be for indefinite terms, and each such officer shall receive such compensation and other benefits as may be determined by resolution of the Council from time to time.

B. Any City officer may be temporarily suspended with full pay at any time by a majority vote of the Council, but no City officer may be removed from office unless he or she has first been given an opportunity for a hearing before the Council. The Council shall not hold a closed meeting to consider terminating such officer or to consider the character, alleged misconduct, professional competence, or physical or mental health of such public officer. The public officer may be assisted by his or her own legal counsel at the hearing. Any action of the Council following such hearing shall be considered final and conclusive. Written notice of the meeting shall be given to such officer in the manner set forth in NRS 241.033. (Add. 25; Amd. 2; 6-2-2009)

C. If a city officer is so removed, the Council will appoint a person as a temporary replacement to perform the duties of the removed officer, and will appoint a qualified person as a permanent replacement officer as soon as practicable.

D. No person shall be appointed as a city officer who is a grandparent, parent, uncle, aunt, brother, sister, nephew, niece, child or grandchild, by birth, marriage, or adoption, of a city officer, employee, or Council Member at the time of appointment. (Add. 15; Amd. 2; 6-4-1991)

2. Establish other administrative departments and distribute the work of divisions.
3. Adopt the budget of the City.



4. Inquire into the conduct of any office, department or agency of the City and make investigations as to municipal affairs. (1959 Charter)
5. Appoint the members of all boards, commissions, and committees for specific or indefinite terms as provided elsewhere in this Charter or in various resolutions or ordinances, with all such persons being removable from office only for cause, provided, however, that all persons so appointed must be and remain bona fide residents of the City during the tenure of each appointment. (Add. 15; Amd. 2; 6-4-1991)
6. Adopt plats. (1959 Charter)
7. Adopt and modify, from time to time, an official general map of the entire City, and one or more official maps of various portions of the City. (Add. 15; Amd. 2; 6-4-1991)
8. Regulate and restrict ~~[the height and number of stories of buildings and other structures, the size of yards and courts,]~~ the density of populations and the location and use of buildings for trade, industry, business, residence or other purposes. (1959 Charter)
9. Provide for an annual auditing of the City's financial accounts and records by independent auditors. (Add. 15; Amd. 2; 6-4-1991)
10. (Repealed by Add. 15; Amd. 1; 6-5-1991)
11. Levy such taxes as are authorized by applicable laws. (Add. 15; Amd. 2; 6-4-1991)
12. (Repealed by Add. 15; Amd. 1; 6-5-1991)
13. Except as required by federal law or state statute, appoint no officer or employee of the City to any city board or commission, other than as an ex officio member. (Add. 2; Amd. 1; 5-4-1965; Amd. 2; 6-4-1991; Add. 24; Amd. 1; 6-3-2003)



14. (Add. 10; Amd. 6; 6-2-1981; Repealed by Add. 15; Amd. 1; 6-5-1991)

Sec. 27. Section 23 of the Charter of Boulder City is hereby amended to read as follows:

Section 23. Adoption of specialized, uniform codes.

~~[Am]~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, an ordinance adopting any specialized or uniform building, plumbing or electrical code or codes, printed in book or pamphlet form or any other specialized or uniform code or codes of any nature whatsoever so printed, may adopt such code, or any portion thereof, with such changes as may be necessary to make the same applicable to conditions in the City, and with such other changes as may be desirable, by reference thereto, without the necessity of reading the same at length as provided in section 22. Such code, upon adoption, need not be published as required by section 22 if an adequate number of copies of such code, either typewritten or printed, with such changes, if any, have been filed for use and examination by the public in the Office of the City Clerk at least one week prior to the passage of the ordinance adopting the code, or any amendment thereto. Notice of such filing shall be given in accordance with the provisions of section 22.3. (Add. 8; Amd. 9; 6-7-1977)*

Sec. 28. Section 2.160 of the Charter of the City of Caliente, being chapter 31, Statutes of Nevada 1971, as amended by chapter 391, Statutes of Nevada 1999, at page 1860, is hereby amended to read as follows:

Sec. 2.160 Powers of City Council: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a Fire Department.



2. Provide for the appointment of a Fire Chief and prescribe his or her duties.
3. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.
4. ~~{Establish,}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 29. Section 2.180 of the Charter of the City of Caliente, being chapter 31, Statutes of Nevada 1971, at page 61, is hereby amended to read as follows:

Sec. 2.180 Powers of City Council: Buildings; construction and maintenance regulations; building and safety codes. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.
2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 30. Section 2.190 of the Charter of the City of Caliente, being chapter 31, Statutes of Nevada 1971, at page 61, is hereby amended to read as follows:



Sec. 2.190 Powers of City Council: Zoning and planning.

~~{1. The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the*

City Council may:

~~{(a)}~~ **1.** Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such districts.

~~{(b)}~~ **2.** Establish and adopt ordinances and regulations relating to the subdivision of land.

~~{2. The City Council shall carry out the provisions of subsection 1 in the manner prescribed by chapter 278 of NRS, as amended from time to time.}~~

Sec. 31. Section 2.170 of the Charter of the City of Carlin, being chapter 344, Statutes of Nevada 1971, as amended by chapter 391, Statutes of Nevada 1999, at page 1860, is hereby amended to read as follows:

Sec. 2.170 Powers of Board of Council Members: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The Board of Council Members may:

1. Organize, regulate and maintain a Fire Department.
2. Provide for the appointment of a Fire Chief and prescribe his or her duties.
3. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent



as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.

4. ~~{Establish,}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 32. Section 2.190 of the Charter of the City of Carlin, being chapter 344, Statutes of Nevada 1971, at page 609, is hereby amended to read as follows:

Sec. 2.190 Powers of Board of Council Members: Buildings; construction and maintenance regulations; building and safety codes. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* Board of Council Members may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.
2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 33. Section 2.200 of the Charter of the City of Carlin, being chapter 344, Statutes of Nevada 1971, at page 609, is hereby amended to read as follows:

Sec. 2.200 Powers of Board of Council Members: Zoning and planning.

1. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* Board of Council Members may:

- (a) Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such districts.



(b) Establish and adopt ordinances and regulations relating to the subdivision of land.

2. The Board of Council Members shall carry out the provisions of subsection 1 in the manner prescribed by chapter 278 of NRS, as amended from time to time.

Sec. 34. Section 2.130 of the Charter of Carson City, being chapter 213, Statutes of Nevada 1969, as amended by chapter 237, Statutes of Nevada 2003, at page 1252, is hereby amended to read as follows:

Sec. 2.130 Uniform codes: Procedure for adoption. Except as otherwise provided in *chapter 278 of NRS and NRS 268.413 and* 707.375, an ordinance adopting a uniform building, plumbing, electrical, health, traffic or fire code, or any other uniform code or codes, printed in book or pamphlet form, may adopt such code or codes, or any portion thereof, with such changes as may be necessary to make such code or codes applicable to conditions in Carson City, and with such other changes as may be desirable, by reference thereto. Copies of such code or codes, either typewritten or printed, with such changes, if any, shall be filed for use and examination by the public in the Office of the Clerk at least 1 week prior to the passage of the ordinance adopting such code or codes.

Sec. 35. Section 2.160 of the Charter of Carson City, being chapter 213, Statutes of Nevada 1969, as amended by chapter 118, Statutes of Nevada 1985, at page 475, is hereby amended to read as follows:

Sec. 2.160 Power of Board: Fire protection; fire codes and regulations. The Board may:

1. Organize, regulate, maintain and disband a Fire Department.



2. ~~{Establish,}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 36. Section 2.210 of the Charter of Carson City, being chapter 213, Statutes of Nevada 1969, at page 298, is hereby amended to read as follows:

Sec. 2.210 Power of Board: Buildings; construction and maintenance regulations; building and safety codes. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* Board may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within Carson City.
2. Adopt any building or safety code or ordinance necessary to carry out the provisions of this section.

Sec. 37. Section 2.220 of the Charter of Carson City, being chapter 213, Statutes of Nevada 1969, as amended by chapter 96, Statutes of Nevada 1997, at page 181, is hereby amended to read as follows:

Sec. 2.220 Power of Board: Zoning and planning.

~~{1.—The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* Board may:

- ~~{(a)}~~ **1.** Divide Carson City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within those districts.



~~[(b)]~~ 2. Adopt master plans for Carson City which will serve as a pattern and guide for the kind of orderly physical growth and development of the City that will minimize impairment of the City's natural resources.

~~[(c)]~~ 3. Establish and adopt ordinances and regulations relating to the subdivision of land.

~~[2. —The Board shall carry out the provisions of subsection 1 in the manner prescribed by chapters 278 and 278A of NRS.]~~

Sec. 38. Section 2.200 of the Charter of the City of Elko, being chapter 276, Statutes of Nevada 1971, as last amended by chapter 51, Statutes of Nevada 2001, at page 455, is hereby amended to read as follows:

Sec. 2.200 Powers of City Council: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a Fire Department.
2. Provide for the appointment of a Fire Chief and prescribe his or her duties.
3. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.



4. ~~{Establish,}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section, and to provide for the prevention, suppression and extinguishment of fires and conditions hazardous to life and property from fire, explosion or combustion, and to provide for the enforcement of all such codes and regulations by imposing adequate penalties for violations thereof.

Sec. 39. Section 2.220 of the Charter of the City of Elko, being chapter 276, Statutes of Nevada 1971, as amended by chapter 51, Statutes of Nevada 2001, at page 456, is hereby amended to read as follows:

Sec. 2.220 Powers of City Council: Buildings; construction and maintenance regulations; building and safety codes. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS,* City Council may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.
2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 40. Section 2.230 of the Charter of the City of Elko, being chapter 276, Statutes of Nevada 1971, as amended by chapter 51, Statutes of Nevada 2001, at page 456, is hereby amended to read as follows:

Sec. 2.230 Powers of City Council: Zoning and planning. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may:



1. Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within the districts.
2. Establish and adopt ordinances and regulations relating to the subdivision of land.

Sec. 41. Section 2.160 of the Charter of the City of Henderson, being chapter 266, Statutes of Nevada 1971, as amended by chapter 391, Statutes of Nevada 1999, at page 1862, is hereby amended to read as follows:

Sec. 2.160 Powers of City Council: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a Fire Department.
2. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.
3. ~~Establish,~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 42. Section 2.180 of the Charter of the City of Henderson, being chapter 266, Statutes of Nevada 1971, at page 408, is hereby amended to read as follows:



Sec. 2.180 Powers of City Council: Buildings; construction and maintenance regulations; building and safety codes. ~~[The]~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.
2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 43. Section 2.190 of the Charter of the City of Henderson, being chapter 266, Statutes of Nevada 1971, as amended by chapter 596, Statutes of Nevada 1995, at page 2209, is hereby amended to read as follows:

Sec. 2.190 Powers of City Council: Zoning and planning. The City Council may adopt ordinances and regulations relating to zoning and planning . ~~[pursuant to]~~ *Any such ordinance or regulation must comply with* the provisions of *NRS 268.413 and* chapter 278 of NRS.

Sec. 44. Section 2.170 of the Charter of the City of Las Vegas, being chapter 517, Statutes of Nevada 1983, as amended by chapter 391, Statutes of Nevada 1999, at page 1862, is hereby amended to read as follows:

Sec. 2.170 Powers of City Council: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a Fire Department.



2. Regulate or prohibit the storage in or the transportation through the City of any explosive, combustible or inflammable material and prescribe the location within the City where those materials may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.

3. ~~Establish~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance , a fire code and other regulations which are necessary to provide for the prevention of and protection against fires and to carry out the purposes of this section.

4. Suspend or revoke the license of any business for its failure to comply with any regulation which is adopted pursuant to this section.

Sec. 45. Section 2.200 of the Charter of the City of Las Vegas, being chapter 517, Statutes of Nevada 1983, at page 1400, is hereby amended to read as follows:

Sec. 2.200 Powers of City Council: Buildings; construction and maintenance regulations; building and safety codes. Subject to the limitations which are contained in *chapter 278 of NRS and* NRS ~~278.580, 278.583 and~~ *268.413 and* 444.340 to 444.430, inclusive, the City Council may:

1. Regulate all matters which relate to the construction, maintenance and safety of buildings, structures and property within the City.



2. Adopt any building, electrical, plumbing, mechanical or safety code which is necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 46. Section 2.210 of the Charter of the City of Las Vegas, being chapter 517, Statutes of Nevada 1983, at page 1400, is hereby amended to read as follows:

Sec. 2.210 Powers of City Council: Zoning and planning.

1. The City Council may:

(a) Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within those districts.

(b) Establish and adopt ordinances and regulations which relate to the subdivision of land.

2. ~~[The City Council must carry out the provisions of subsection 1 in the manner which is prescribed by]~~ *Any ordinance or regulation must comply with the provisions of NRS 268.413 and* chapter 278 of NRS.

Sec. 47. Section 2.150 of the Charter of the City of Mesquite, being chapter 325, Statutes of Nevada 2017, at page 1872, is hereby amended to read as follows:

Sec. 2.150 Powers of City Council: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a fire department.

2. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential



or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.

3. ~~{Establish,}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 48. Section 2.170 of the Charter of the City of Mesquite, being chapter 325, Statutes of Nevada 2017, at page 1872, is hereby amended to read as follows:

Sec. 2.170 Powers of City Council: Buildings; construction and maintenance regulations; building and safety codes. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.
2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 49. Section 2.180 of the Charter of the City of Mesquite, being chapter 325, Statutes of Nevada 2017, at page 1872, is hereby amended to read as follows:

Sec. 2.180 Powers of City Council: Zoning and planning. The City Council may adopt ordinances and regulations relating to zoning and planning . ~~{pursuant to}~~ *Any*



ordinance or regulation must comply with the provisions of *NRS 268.413 and* chapter 278 of NRS.

Sec. 50. Section 2.160 of the Charter of the City of North Las Vegas, being chapter 573, Statutes of Nevada 1971, as amended by chapter 391, Statutes of Nevada 1999, at page 1863, is hereby amended to read as follows:

Sec. 2.160 Powers of City Council: Fire protection; regulation of explosives, flammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a Fire Department.
2. Regulate or prohibit the storage of any explosive, combustible or flammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.
3. ~~{Establish,}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 51. Section 2.180 of the Charter of the City of North Las Vegas, being chapter 573, Statutes of Nevada 1971, as last amended by chapter 290, Statutes of Nevada 1991, at page 762, is hereby amended to read as follows:



Sec. 2.180 Powers of City Council: Buildings; construction and maintenance regulations; building, plumbing, electrical, mechanical, housing, sign and safety codes.

1. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may:

(a) Regulate all matters relating to the construction, maintenance, use, occupancy and safety of buildings, structures and property within the City.

(b) Adopt any building, plumbing, electrical, mechanical, housing, sign or safety code necessary to carry out the provisions of this section and establish such fees and penalties as are necessary.

(c) Adopt any ordinance to prohibit the use or maintenance of a building or structure for any activity that violates the laws of the State or ordinances of the City or the County in which the City is located, including, but not limited to, laws or ordinances relating to the sale, distribution, manufacture or use of controlled substances, gambling or prostitution. The ordinance may include such penalties as are necessary.

2. ~~{Notwithstanding}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, notwithstanding* the provisions of subsection 1, if state law requires the adoption by the City of a particular code or regulation, that, and no other, must be adopted by the City as the exclusive authority governing the subject concerned.

Sec. 52. Section 2.190 of the Charter of the City of North Las Vegas, being chapter 573, Statutes of Nevada 1971, as amended by chapter 723, Statutes of Nevada 1973, at page 1439, is hereby amended to read as follows:



Sec. 2.190 Powers of City Council: Planning and zoning.

1. The City Council may by ordinance:

(a) Establish an official map of the City, on which shall be shown and indicated:

(1) All public streets existing and established by law at the time of the establishment of the official map.

(2) All planned streets or street lines as located on plats adopted by the Council in accordance with the provisions of chapter 278 of NRS at the time of the establishment of the map.

(3) All streets or street lines as located on final or recorded plats of subdivisions approved by the Council at the time of the establishment of the map. The placing of any street or street lines upon the official map shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street nor the taking or acceptance of any land for street purposes. The Council may in the same manner place upon the official map the location of existing or planned parks or other public open spaces.

(b) Provide that no permit shall be issued for any building or structure or any part thereon on any land located between the mapped lines of a street as shown on the official map. Thereafter, all street locations on final or recorded plats of subdivisions or plats adopted by Council under the provisions of chapter 278 of NRS, as amended from time to time, shall be deemed additions to or modifications of the official map and shall be placed thereon. The Council may by ordinance make, from time to time, other additions to or modifications of the official map by placing thereon the location of proposed streets, street extensions,



widenings, narrowings or vacations. Any such proposed addition to or modification of the official map shall be referred to the City Planning Commission for its approval, but if the Planning Commission disapproves or fails to act within 30 days, the Council by a majority vote of its members may overrule such disapproval.

2. ~~{The}~~ *Any ordinance adopted by the* City Council ~~{shall carry out}~~ *related to planning or zoning must comply with* the provisions of *NRS 268.413 and* chapter 278 of NRS, as amended from time to time.

Sec. 53. Section 2.110 of the Charter of the City of Reno, being chapter 662, Statutes of Nevada 1971, as last amended by chapter 237, Statutes of Nevada 2003, at page 1254, is hereby amended to read as follows:

Sec. 2.110 Uniform codes: Procedure for adoption. Except as otherwise provided in *chapter 278 of NRS and* NRS *268.413 and* 707.375, a uniform building, plumbing, electrical, health, traffic or fire code, or any other uniform code, printed in book or pamphlet form, or any portion thereof, with such changes as may be necessary to make the code applicable to conditions in the City, and with such other changes as may be desirable, may be adopted in an ordinance by reference thereto. Copies of the code, with such changes, if any, must be filed for use and examination by the public in the Office of the Clerk at least 1 week before the passage of the ordinance adopting the code.

Sec. 54. Section 2.090 of the Charter of the City of Sparks, being chapter 470, Statutes of Nevada 1975, as last amended by chapter 325, Statutes of Nevada 2005, at page 1144, is hereby amended to read as follows:



Sec. 2.090 Powers of City Council: General areas. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may exercise any power specifically granted in this Charter or by any of the provisions of Nevada Revised Statutes not in conflict with this Charter, in order to:

1. Except as otherwise provided in NRS 598D.150 and 640C.100, license all businesses, trades and professions for purposes of regulation and revenue.
2. Enact and enforce fire ordinances.
3. Regulate the construction and maintenance of any building or other structure within the City.
4. Provide for safeguarding of public health in the City.
5. Zone and plan the City, including the regulation of subdivision of land, as prescribed by chapter 278 of NRS.
6. Acquire, control, lease, dedicate, sell and convey rights-of-way, parks and other real property.
7. Except as otherwise provided in NRS 707.375, regulate vehicular traffic and parking of vehicles.
8. Establish and maintain a sanitary sewer system.
9. Condemn property within the territorial limits of the City, as well as property outside the territorial limits of the City, in the manner prescribed by chapter 37 of NRS.
10. Regulate, prescribe the location for, prohibit or suppress all businesses selling alcoholic liquors at wholesale or retail.



11. Regulate, prescribe the location for, prohibit or suppress gaming of all kinds.

Sec. 55. Section 2.170 of the Charter of the City of Wells, being chapter 275, Statutes of Nevada 1971, as amended by chapter 391, Statutes of Nevada 1999, at page 1863, is hereby amended to read as follows:

Sec. 2.170 Powers of Board of Council Members: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The Board of Council Members may:

1. Organize, regulate and maintain a Fire Department.
2. Provide for the appointment of a Fire Chief and prescribe his or her duties.
3. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.
4. ~~Establish,~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 56. Section 2.190 of the Charter of the City of Wells, being chapter 275, Statutes of Nevada 1971, at page 463, is hereby amended to read as follows:



Sec. 2.190 Powers of Board of Council Members: Buildings; construction and maintenance regulations; building and safety codes. ~~{The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* Board of Council Members may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.
2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 57. Section 2.200 of the Charter of the City of Wells, being chapter 275, Statutes of Nevada 1971, at page 463, is hereby amended to read as follows:

Sec. 2.200 Powers of Board of Council Members: Zoning and planning.

~~{1. —The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the*

Board of Council Members may:

- ~~{(a)}~~ *1.* Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such districts.
- ~~{(b)}~~ *2.* Establish and adopt ordinances and regulations relating to the subdivision of land.

~~{2. —The Board of Council Members shall carry out the provisions of subsection 1 in the manner prescribed by chapter 278 of NRS, as amended from time to time.}~~

Sec. 58. Section 2.160 of the Charter of the City of Yerington, being chapter 465, Statutes of Nevada 1971, as amended by chapter 391, Statutes of Nevada 1999, at page 1863, is hereby amended to read as follows:



Sec. 2.160 Powers of City Council: Fire protection; regulation of explosives, inflammable materials; fire codes and regulations. The City Council may:

1. Organize, regulate and maintain a Fire Department.
2. Provide for the appointment of a Fire Chief and prescribe his or her duties.
3. Regulate or prohibit the storage of any explosive, combustible or inflammable material in or transported through the City, and prescribe the distance from any residential or commercial area where it may be kept. Any ordinance adopted pursuant to this subsection that regulates places of employment where explosives are stored must be at least as stringent as the standards and procedures adopted by the Division of Industrial Relations of the Department of Business and Industry pursuant to NRS 618.890.
4. ~~Establish,~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, establish* by ordinance, a fire code and other regulations necessary to carry out the purposes of this section.

Sec. 59. Section 2.180 of the Charter of the City of Yerington, being chapter 465, Statutes of Nevada 1971, at page 907, is hereby amended to read as follows:

Sec. 2.180 Powers of City Council: Buildings; construction and maintenance regulations; building and safety codes. ~~The~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the* City Council may:

1. Regulate all matters relating to the construction, maintenance and safety of buildings, structures and property within the City.



2. Adopt any building or safety code necessary to carry out the provisions of this section and establish such fees as may be necessary.

Sec. 60. Section 2.190 of the Charter of the City of Yerington, being chapter 465, Statutes of Nevada 1971, at page 907, is hereby amended to read as follows:

Sec. 2.190 Powers of City Council: Zoning and planning.

~~{1. The}~~ *Except as otherwise provided in NRS 268.413 and chapter 278 of NRS, the*
City Council may:

~~{(a)}~~ **1.** Divide the City into districts and regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land within such districts.

~~{(b)}~~ **2.** Establish and adopt ordinances and regulations relating to the subdivision of land.

~~{2. The City Council shall carry out the provisions of subsection 1 in the manner prescribed by chapter 278 of NRS, as amended from time to time.}~~

Sec. 61. 1. The Administrator of the Housing Division of the Department of Business and Industry shall appoint a task force to study issues relating to housing during the 2025-2026 interim.

The study:

(a) Must include, without limitation, an analysis of whether existing planning, zoning and land-use ordinances adopted by local governments in this State are a barrier to the development of housing; and

(b) May include any other issue relating to housing.

2. Membership on the task force must include, without limitation:



- (a) One member who is a policy expert in issues relating to affordable housing;
- (b) One member who is a policy expert in planning, zoning and land use;
- (c) One member who is an advocate for affordable housing;
- (d) One member who represents the housing construction industry;
- (e) One member who represents a county in this State;
- (f) One member who represents a city in this State;
- (g) One member who represents the general public; and
- (h) Any other person who has expertise that the Administrator of the Housing Division finds would be helpful to the task force.

3. On or before February 1, 2027, the task force appointed pursuant to subsection 1 shall submit a report of its findings and recommendations to the Director of the Legislative Counsel Bureau for transmittal to the 84th Session of the Legislature.

4. The Housing Division shall provide administrative support to the task force appointed pursuant to subsection 1.

Sec. 62. Any ordinance, regulation, rule, building code, housing code or fire code enacted or adopted by a county or city before, on or after October 1, 2025, which conflicts with the provisions of this act is void.

Sec. 63. The provisions of NRS 354.599 do not apply to any additional expenses of a local government that are related to the provisions of this act.

Sec. 64. 1. This section and section 63 of this act become effective upon passage and approval.



2. Sections 1 to 62, inclusive, of this act become effective:

- (a) Upon passage and approval for the purpose of adopting any regulations and performing any other preparatory administrative tasks that are necessary to carry out the provisions of this act; and
- (b) On October 1, 2025, for all other purposes.

