SENATE BILL NO. 48–COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE CITY OF LAS VEGAS)

PREFILED NOVEMBER 10, 2026

Referred to Committee on Government Affairs

SUMMARY—Revises provisions relating to the taxation of property. (BDR 31-556)

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

~

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

AN ACT relating to taxation; authorizing the governing body of a local government to continue to levy a property tax rate approved by the voters for certain purposes related to fire protection; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

With certain exceptions, existing law imposes a limit on the amount of money that local governments are authorized to receive from certain property taxes. (NRS 354.59811) Existing law also provides for a partial abatement of property taxes, which has the effect of establishing an annual cap on the increase of property taxes imposed on certain parcels of property. (NRS 361.4722-361.4724)

Under existing law, a local government is authorized to impose a property tax that is not subject to the limits and caps on property taxes if its governing body proposes to its registered voters of the jurisdiction an additional property tax, and the proposal is approved by a majority of the voters voting on the question. (NRS 354.5982, 361.4728) If such a question for the imposition of an additional property tax by a local government for certain purposes related to fire protection has been approved by the voters and if the property tax is imposed continuously for the duration approved by the voters, **section 1** of this bill authorizes the governing body of the local government to take action to continue to impose the property tax for one additional period that is equal to the period approved by the voters. During the additional period, **section 1** requires the local government to levy the property tax at the same rate that was approved by the voters and to use the property tax for the same purposes as were approved by the voters. Finally, **section 1** requires the property tax to be considered as a continuation of the property tax rather than a new or additional property tax for the purposes of the existing limits and caps on property taxes. **Section 2** of this bill makes conforming changes to continue the

exemption of a property tax levy that is continued pursuant to **section 1** from the provisions of existing law limiting the amount of property tax revenue that may be received by certain local governments.

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

Section 1. Chapter 354 of NRS is hereby amended by adding thereto a new section to read as follows:

1. If, at any time, the voters within the jurisdiction of a local government have approved a question submitted by the governing body of the local government in accordance with NRS 354.5982 to levy an additional property tax for the purpose of acquiring, constructing, improving, operating, maintaining and staffing facilities for fire protection and if that property tax is levied continuously for the duration approved by the voters, the governing body of the local government may, by an action of the governing body taken before the expiration of the period for which the levy of the property tax was approved, continue the levy of the property tax in accordance with this section.

2. If, pursuant to subsection 1, the governing body of the local government continues the levy of a property tax:

(a) The property tax must be levied for the entirety of one additional period that commences on the first day of the first fiscal year commencing after the expiration date of the levy and that is equal to the period for which the levy was approved by the voters;

(b) The property tax must be levied at the same rate that was approved by the voters; and

(c) The proceeds of the tax must be used for the same purposes as were approved by the voters.

3. Any tax levied pursuant to this section:

(a) Is not subject to the limitation provided in NRS 354.59811; and

(b) For the purposes of the partial abatement of property taxes provided pursuant to NRS 361.4722, 361.4723 or 361.4724, must be considered a continuation of the property tax approved by the voters and must not be considered a new or additional property tax.

Sec. 2. NRS 354.59811 is hereby amended to read as follows:

354.59811 1. Except as otherwise provided in NRS 244.377, 277B.397, 278C.260, 354.59813, 354.59815, 354.59818, 354.5982, 354.5987, 354.705, 354.723, 450.425, 450.760, 540A.265 and 543.600, ***and section 1 of this act,*** for each fiscal year beginning on or after July 1, 1989, the maximum amount of money that a local government, except a school district, a district to provide a

telephone number for emergencies or a redevelopment agency, may receive from taxes ad valorem, other than those attributable to the net proceeds of minerals or those levied for the payment of bonded indebtedness and interest thereon incurred as general long-term debt of the issuer, or for the payment of obligations issued to pay the cost of a water project pursuant to NRS 349.950, or for the payment of obligations under a capital lease executed before April 30, 1981, must be calculated as follows:

(a) The rate must be set so that when applied to the current fiscal year's assessed valuation of all property which was on the preceding fiscal year's assessment roll, together with the assessed valuation of property on the central assessment roll which was allocated to the local government, but excluding any assessed valuation attributable to the net proceeds of minerals, assessed valuation attributable to a redevelopment area and assessed valuation of a fire protection district attributable to real property which is transferred from private ownership to public ownership for the purpose of conservation, it will produce 106 percent of the maximum revenue allowable from taxes ad valorem for the preceding fiscal year, except that the rate so determined must not be less than the rate allowed for the previous fiscal year, except for any decrease attributable to the imposition of a tax pursuant to NRS 354.59813 in the previous year.

(b) This rate must then be applied to the total assessed valuation, excluding the assessed valuation attributable to the net proceeds of minerals and the assessed valuation of a fire protection district attributable to real property which is transferred from private ownership to public ownership for the purpose of conservation, but including new real property, possessory interests and mobile homes, for the current fiscal year to determine the allowed revenue from taxes ad valorem for the local government.

2. As used in this section, "general long-term debt" does not include debt created for medium-term obligations pursuant to NRS 350.087 to 350.095, inclusive.

Sec. 3. This act becomes effective on July 1, 2027.

㉚