SENATE BILL NO. 55–COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF THE CITY OF RENO)

PREFILED NOVEMBER 12, 2026

Referred to Committee on Government Affairs

SUMMARY—Revises provisions related to certain redevelopment plans. (BDR 22-532)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: May have Fiscal Impact.
Effect on the State Highway Fund: No.

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

AN ACT relating to redevelopment; revising provisions relating to the termination of certain redevelopment plans; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

The Community Redevelopment Law prescribes procedures for the elimination of blighted areas in cities and counties. (Chapter 279 of NRS) Under this law, the governing body of a city or county is authorized to adopt a plan for the redevelopment of an area of the city or county that contains such blighted areas. (NRS 279.516-279.609) With certain exceptions, existing law requires the termination of a redevelopment plan, and any amendments to the plan, adopted on or after January 1, 1991, not later than 30 years after the date on which the original redevelopment plan is adopted. (NRS 279.439) **Section 1** of this bill extends to a maximum of 45 years the date of the termination of such a redevelopment plan, and any amendments to the plan, adopted on or after January 1, 1991, by an agency of a city whose population is 150,000 or more located in a county whose population is 100,000 or more but less than 700,000 (currently only the City of Reno).

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

Section 1. NRS 279.439 is hereby amended to read as follows:

279.439 1. Except as otherwise provided in ~~[subsections 2, 3 and 4,]~~ ***this section,*** a redevelopment plan adopted on or after January 1, 1991, and any amendments to the plan must terminate not

later than 30 years after the date on which the original redevelopment plan is adopted.

2. If a redevelopment area includes any real property conveyed by the Federal Government which contains an abandoned mine or milling operation with open pits, large volumes of mine overburden and tailings piles and mill facility foundations, or a hazardous level of contaminants, a redevelopment plan adopted on or after January 1, 1991, and any amendments to the plan must terminate not later than 45 years after the date of the conveyance of the real property if:

(a) Within 15 years after the date on which the original redevelopment plan is adopted, the State enters into one or more agreements, with respect to the real property conveyed by the Federal Government, for mine remediation and reclamation; and

(b) Before entering into any agreement for mine remediation and reclamation, the State consults with the legislative body of the community in which the real property is located.

3. Except for a redevelopment area described in subsection 2, a redevelopment plan, and any amendments to the plan, adopted on or after January 1, 1991, by an agency of a county whose population is 700,000 or more or a city whose population is 220,000 or more but less than 500,000 located in a county whose population is 700,000 or more that meets the requirement of subsection 4 must terminate not later than 45 years after the date on which the original redevelopment plan is adopted.

4. A redevelopment plan, and any amendments to the plan, may terminate on the date prescribed by subsection 3 only if the legislative body adopts an extension of the redevelopment plan by ordinance.

5. Except for a redevelopment area described in subsection 2, a redevelopment plan, and any amendments to the plan, adopted on or after January 1, 1991, by an agency of a city whose population is 150,000 or more located in a county whose population is 100,000 or more but less than 700,000 must terminate not later than 45 years after the date on which the original redevelopment plan is adopted.

Sec. 2. This act becomes effective upon passage and approval.