

**PROPOSED REGULATION OF THE  
NEVADA TAX COMMISSION**

**LCB FILE NO. R036-24I**

**The following document is the initial draft regulation proposed  
by the agency submitted on 03/04/2024**

**Informational Report – Executive Order**  
**2023-003**

Name of department, agency, board, or commission: **Nevada Department of Taxation**

Address: **1550 College Parkway Suite 115**

City: **Carson City**

Zip: **89706**

Telephone: **775-684-2096**

Name of Director: **Shellie Hughes**

Director Email: [shughes@tax.state.nv.us](mailto:shughes@tax.state.nv.us)

**Section 1 - Comprehensive Review of Regulations / Section 3 – Mandatory Meeting and Report**

The above-named department, agency, board, or commission conducted a comprehensive review of the regulations subject to its enforcement that can be streamlined, clarified, reduced, or otherwise improved to ensure those regulations provide for the general welfare of the State without unnecessarily inhibiting economic growth. The regulations identified for Section 1 of Executive Order 2023-03 are listed below with the information as required on page 1 of the instruction sheet on the following pages of the report:

**Regulation/ Information as required on page 1**

1. NAC 361.1295 Taxable value of land within qualified subdivision.

2. NAC 361.6015 “Abatement percentage” defined.

3. NAC 361.6055 General responsibilities of county assessors and county tax receivers.

4. NAC 361.61034 New parcels for development: Evaluation; determination of change in use; effect of determination.

5. NAC 361.6107 Hearing before Commission: Order of argument.

**Section 2 – Regulation for Removal / Section 3 – Mandatory Meeting and Report**

The above-named department, agency, board or commission conducted a comprehensive review of the regulations subject to its enforcement and identified the following ten (10) or more regulations recommended for removal. The regulations identified for Section 2 of Executive Order 2023-03, ranked in descending order of priority, are listed below with the information as required on page 1 of the instruction sheet on the following pages of the report:

**Regulation/Information as required on page 1**

1. NAC 361.052 Determination of value added by qualified system.

2. NAC 361.054 Form for requesting valuation.

3. NAC 361.056 Documentation to determine conformity to standards.

4. NAC 361.058 List of buildings with qualified systems.

5. NAC 361.427 Stock and debt approach indicator of value.

6. NAC 361.151 Statement of valuation of property sold.

7. NAC 361.1315 Adjustment in apportionment for school district.

8. NAC 361.150 Report of appraisals by county assessor.

9. NAC 361.61062 "Staff" defined.

10. NAC 361.044 Provision of poster to school or parent of child who receives in-home instruction.

**Informational Report – Executive Order 2023-003**

**Section 1 - Comprehensive Review of Regulations**

CHAPTER 361 - PROPERTY TAX

**ASSESSMENTS BY COUNTY ASSESSORS**

**Determination of Taxable Value of Real Property**

- 1. The citation of the regulation with clear indication of the proposed modification in blue italics and matters to be omitted in red and bracketed.

**NAC 361.1295 Taxable value of land within qualified subdivision. (*NRS 360.090, 360.250, 361.227*)**

1. In determining the taxable value of land within a qualified subdivision, the county assessor shall use, as he or she deems appropriate based upon the available information concerning the subdivision:

(a) The full cash value of the subdivision as vacant land, plus all actual costs of site preparation, including on-site enhancements and off-site enhancements;

(b) The selling price of any comparable subdivision or group of parcels, adjusting that price as appropriate to reflect differences between the land sold and the land being appraised; or

(c) The estimated retail selling price of all parcels in the subdivision which are not *initially* sold, rented or occupied, reduced by the percentage specified for the expected absorption period of the parcels:

Expected Absorption Period (Years)	Percentage of Reduction
1 -	
3.....	20
4 -	
6.....	30
7 -	
9.....	40
10	
or	
more.....	50

2. The taxable value determined as provided in subsection 1 must be allocated to each parcel in the subdivision which is not sold, rented or occupied according to the size and other characteristics of that parcel.

3. The taxable value of any improvements made within a qualified subdivision must be determined as provided by *NRS 361.227*.

(Added to NAC by Tax Comm'n, eff. 11-14-88; A by R039-10, 8-13-2010, eff. 7-1-2012)

**Exhibit 361.1-A**

**2. A clear and concise explanation on why such change should occur.**

Inserting the word "initially" marks the point when the property has entered the market and thus would not be considered for a subdivision discount at any time past that point.

**3. Information for each public meeting held to discuss the proposed regulation change, as mandated by Section 3 of Executive Order 2023-003, which must include:**

**a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

**b. Information for each person who provided public oral or written comment or testimony on the regulation:**

**i. Name of person;**

Mary Anne Weidner, Deputy Director of Assessment Services

**ii. Name of entity or organization represented and address (if applicable):**

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

**iii. Contact telephone number:**

702-455-2126

**iv. Electronic mail address:**

[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

**c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

**4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The amendment to this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 1 - Comprehensive Review of Regulations**

CHAPTER 361 - PROPERTY TAX

**PARTIAL ABATEMENT OF TAXES**

**General Abatement, Primary Residential Abatement and Residential Rental Abatement**

- 1. The citation of the regulation with clear indication of the proposed modification in blue italics and matters to be omitted in red and bracketed.**

**NAC 361.6015** “Abatement percentage” defined. ([NRS 360.090](#)) “Abatement percentage” has the meaning ascribed to it in ~~[NRS 361.4711.](#)~~ [NRS 361.4722](#)  
(Added to NAC by Tax Comm’n by R011-06, eff. 5-4-2006)

- 2. A clear and concise explanation on why such change should occur.**

The reference to NRS 361.4711 should be deleted. It refers to a repealed subsection. It should be replaced by a reference to NRS.361.4722.

- 3. Information for each public meeting held to discuss the proposed regulation change, as mandated by Section 3 of Executive Order 2023-003, which must include:**

- a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

- b. Information for each person who provided public oral or written comment or testimony on the regulation:**

- i. Name of person:**

Mary Anne Weidner, Deputy Director of Assessment Services

**Exhibit 361.3-A**

**ii. Name of entity or organization represented and address (if applicable):**

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

**iii. Contact telephone number:**

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- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The amendment to this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

## **Informational Report – Executive Order 2023-003**

### **Section 1 - Comprehensive Review of Regulations**

#### CHAPTER 361 - PROPERTY TAX

#### PARTIAL ABATEMENT OF TAXES

#### **General Abatement, Primary Residential Abatement and Residential Rental Abatement**

- 1. The citation of the regulation with clear indication of the proposed modification in blue italics and matters to be omitted in red and bracketed.**

**NAC 361.6055 General responsibilities of county assessors and county tax receivers.** (*NRS 360.090, 361.4722, 361.4723, 361.4724*)

1. A county assessor shall:
  - (a) Receive claims for primary residential abatements and residential rental abatements and identify each parcel or other taxable unit of property for which such a claim is received; and
  - (b) Before delivering the tax roll to the county tax receiver each year, *pursuant to NAC 361.606*, determine whether each parcel or other taxable unit of property designated on the tax roll is:
    - (1) Eligible for a primary residential abatement;
    - (2) Eligible for a residential rental abatement;
    - (3) Eligible for a general abatement; or
    - (4) Ineligible for any of those partial abatements of property taxes.
2. A county assessor:
  - (a) Except as otherwise provided in *NRS 361.773*, may correct the tax roll not later than June 30 of each year to indicate that a parcel or other taxable unit of property is eligible for a primary residential abatement, a residential rental abatement or a general abatement for that year.
  - (b) Shall notify the county tax receiver of each claim for a primary residential abatement or residential rental abatement for the current year which the county assessor receives after the tax roll has been delivered to the county tax receiver. The county tax receiver shall process such a claim for a primary residential abatement in accordance with *NRS 361.773*.
3. A county tax receiver shall calculate and apply the appropriate amount of any:
  - (a) Primary residential abatement or residential rental abatement to which a parcel or other taxable unit of property is determined to be eligible; and
  - (b) General abatement, in accordance with the applicable abatement percentage provided by the Department pursuant to *NAC 361.605*, to which a parcel or other taxable unit of property is determined to be eligible.
4. If a county assessor or county tax receiver determines that a parcel or other taxable unit of property has been erroneously designated as eligible for a primary residential abatement, a residential rental abatement or a general abatement, the county assessor may appropriately revise that designation and the county tax receiver may transmit an appropriately revised tax bill to the taxpayer. If a change in the designation of any property pursuant to this subsection results in an increase in the liability of the taxpayer

## Exhibit 361.4-A

for property taxes, the county assessor shall inform the taxpayer of the change in the designation of the property and the reasons for that change.

(Added to NAC by Tax Comm'n by R011-06, eff. 5-4-2006)

### **2. A clear and concise explanation on why such change should occur.**

Add the reference to NAC 361.606 to subsection(b). Without this addition, the text implies that the county assessor SHALL determine whether each parcel or other taxable unit of property designated on the tax roll is eligible.

As it currently stands, there is no means for the county assessor to do this without reference to NAC 361.606. The only current method is based on the public making a claim.

### **3. Information for each public meeting held to discuss the proposed regulation change, as mandated by Section 3 of Executive Order 2023-003, which must include:**

#### **a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

#### **b. Information for each person who provided public oral or written comment or testimony on the regulation:**

##### **i. Name of person:**

Mary Anne Weidner, Deputy Director of Assessment Services

##### **ii. Name of entity or organization represented and address (if applicable):**

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500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
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[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

#### **c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

**Exhibit 361.4-A**

- 4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**
  - a. The adverse and beneficial effects;**
  - b. The positive or negative economic impact; and**
  - c. Cost savings to the state or agency.**

The amendment to this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 1 - Comprehensive Review of Regulations**

CHAPTER 361 - PROPERTY TAX

**Abatement for Remainder Parcels**

- 1. The citation of the regulation with clear indication of the proposed modification in blue italics and matters to be omitted in red and bracketed.**

**NAC 361.61034 New parcels for development: Evaluation; determination of change in use; effect of determination.** (*[NRS 360.090](#), [361.4722](#)*)

1. Each new parcel for development must be separately evaluated to determine whether there has been any change in the use of the property that comprises the parcel.

2. A determination that there is a change in the use of the property must be based on a finding that:

(a) The property was being used as vacant land as of the commencement of the prior year and:

(1) As the result of the recording of a subdivision map creating individual lots for residential development, the property is held for residential use as of the commencement of the current year;

(2) As the result of the recording of a subdivision map creating ~~a~~ new commercial or industrial ~~[subdivision]~~ *parcels* or the creation of new parcels within such a subdivision, the property is held for commercial or industrial use as of the commencement of the current year; or

(3) As the result of new construction on the parcel sufficient to allow for an identification of the use of the property, the property is in agricultural use, open-space use, residential use, commercial or industrial use, institutional use or recreational use as of the commencement of the current year; or

(b) The use of the property as of the commencement of the current year for agricultural use, open-space use, residential use, commercial or industrial use, institutional use or recreational use is different from the use of the property as of the commencement of the prior year.

3. For the purpose of determining whether there has been a change in the use of the property that comprises a new parcel for development that was created from an existing parcel that had more than one use in the prior year, the use of the portion of the existing parcel from which the new parcel for development was created must be determined to be the use of the property that comprises the new parcel for development in the current year.

4. If the use of the property:

(a) Has not changed, the parcel is a remainder parcel.

(b) Has changed, the parcel is a new parcel for development which is not eligible for the partial abatement of taxes provided by subsection 2 of *[NRS 361.4722](#)*.

5. The provisions of this section apply to the determination of whether a new parcel or other taxable unit of property is a remainder parcel for the tax year beginning on July 1, 2015, and each subsequent tax year.

6. As used in this section, “use of the property” means the principal use of the property for one of the following purposes:

(a) Agricultural use;

(b) Open-space use;

(c) Residential use;

(d) Commercial or industrial use;

**Exhibit 361.5-A**

- (e) Institutional use;
  - (f) Recreational use; or
  - (g) Use as vacant land.
- (Added to NAC by Tax Comm'n by R001-07, eff. 3-23-2007; A by R021-17, 1-30-2019)

**2. A clear and concise explanation on why such change should occur.**

Amend to clarify that subsection 2(a)(2), addresses parcels instead of subdivisions.

**3. Information for each public meeting held to discuss the proposed regulation change, as mandated by Section 3 of Executive Order 2023-003, which must include:**

**a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

**b. Information for each person who provided public oral or written comment or testimony on the regulation:**

**i. Name of person:**

Mary Anne Weidner, Deputy Director of Assessment Services

**ii. Name of entity or organization represented and address (if applicable):**

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

**iii. Contact telephone number:**

702-455-2126

**iv. Electronic mail address:**

[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

**c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

**4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

## Exhibit 361.5-A

- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The amendment to this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 1 - Comprehensive Review of Regulations**

CHAPTER 361 - PROPERTY TAX

Appeal of Determination of Applicability of Certain Abatements

- 1. The citation of the regulation with clear indication of the proposed modification in blue italics and matters to be omitted in red and bracketed.**

**NAC 361.6107 Hearing before Commission: Order of argument.** ([NRS 360.090](#), [361.4734](#)) In a hearing held before the Commission pursuant to [NAC 361.61068](#), the order in which argument will ordinarily be received from the parties is:

1. Orientation by staff *of the Department*;
2. Argument by the petitioner;
3. Argument by interveners;
4. Argument by any other party; and
5. Rebuttal by the petitioner.

(Added to NAC by Tax Comm'n by R011-07, eff. 10-31-2007)

- 2. A clear and concise explanation on why such change should occur.**

Amend to add language to clarify the role of staff of the Department. This amendment will also facilitate the repeal of NAC 361.61062.

- 3. Information for each public meeting held to discuss the proposed regulation change, as mandated by Section 3 of Executive Order 2023-003, which must include:**

- a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

- b. Information for each person who provided public oral or written comment or testimony on the regulation:**

There was no public comment, either made orally or in writing for this regulation.

**Exhibit 361.6-A**

- 4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**
  - a. The adverse and beneficial effects;**
  - b. The positive or negative economic impact; and**
  - c. Cost savings to the state or agency.**

The amendment to this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Exhibit 361.1-R**

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

EXEMPT PROPERTY

Fine Art for Public Display

1. The citation of the regulation with matters to be omitted in red and bracketed.

~~[NAC 361.044 Provision of poster to school or parent of child who receives in-home instruction. (NRS 360.090, 361.068, 361.186) Upon receiving a request for a poster pursuant to paragraph (b) of subsection 3 of NRS 361.068, the taxpayer shall select which poster to provide to the school or parent.  
—(Added to NAC by Tax Comm'n by R047-01, eff. 12-17-2002)]~~

2. A clear and concise explanation of the need for the elimination of the regulation.

Posters are not requested in this manner.

3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:

- a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

- b. Information for each person who provided public oral or written comment or testimony on the regulation:

- i. Name of person:

Mary Anne Weidner, Deputy Director of Assessment Services

- ii. Name of entity or organization represented and address (if applicable):

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

**Exhibit 361.1-R**

**iii. Contact telephone number:**

702-455-2126

**iv. Electronic mail address:**

[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

**c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

**4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Exhibit 361.2-R**

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Qualified Systems for Heating, Cooling or Provision of Electricity**

**1. The citation of the regulation with matters to be omitted in red and bracketed.**

~~[NAC 361.052 – Determination of value added by qualified system. (NRS 360.090, 360.250, 361.079)  
— 1. — For the purpose of NRS 361.079, a county assessor may consider value added by a qualified system as the difference between the cost of the building with the qualified system and the cost of a building constructed in a conventional manner without a qualified system and put to the same or a similar use. For example, a building of masonry construction used to provide solar energy may be valued on the basis of frame construction.  
— 2. — The value added by that portion of a qualified system which is not used for heating or cooling or to provide electricity or is essential to a conventionally built structure, must be included in the assessed value of the building. For example, a qualified system with an enclosed area for a solarium or sun space that is also used as a limited living area may be valued as an enclosed porch if it facilitates the use of solar energy.  
— (Added to NAC by Tax Comm'n, eff. 4-24-84)]~~

**2. A clear and concise explanation of the need for the elimination of the regulation.**

Repeal - NRS 361.079 has been repealed and therefor any references to or interpretations of it must also be repealed.

**3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:**

**a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

**b. Information for each person who provided public oral or written comment or testimony on the regulation:**

**i. Name of person:**

Mary Anne Weidner, Deputy Director of Assessment Services

**Exhibit 361.2-R**

**ii. Name of entity or organization represented and address (if applicable):**

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

**iii. Contact telephone number:**

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[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

**c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

**4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Qualified Systems for Heating, Cooling or Provision of Electricity**

1. The citation of the regulation with matters to be omitted in red and bracketed.

~~[NAC 361.054—Form for requesting valuation. (NRS 360.090, 360.250, 361.079)—A county assessor may provide an appropriate form for the owner of a building to request the valuation of a qualified system. If an owner does not complete such a form, the owner may not be precluded from appealing the valuation of the building to the county board of equalization.—(Added to NAC by Tax Comm’n, eff. 4-24-84)]~~

2. A clear and concise explanation of the need for the elimination of the regulation.

Repeal - NRS 361.079 has been repealed and therefore any references to or interpretations of it must also be repealed.

3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:

- a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):

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Mary Anne Weidner, Deputy Director of Assessment Services

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Las Vegas, NV 89155

- iii. Contact telephone number:

**Exhibit 361.3-R**

702-455-2126

**iv. Electronic mail address:**

[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

**c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

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- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Qualified Systems for Heating, Cooling or Provision of Electricity**

**1. The citation of the regulation with matters to be omitted in red and bracketed.**

~~[NAC 361.056 Documentation to determine conformity to standards. (NRS 360.090, 360.250, 361.079) A county assessor, a county board of equalization or the State Board of Equalization may require documentation from the owner of a building who has requested the valuation of a qualified system to determine whether it conforms to the standards established by the Department and functions to conserve energy. (Added to NAC by Tax Comm'n, eff. 4-24-84)]~~

**2. A clear and concise explanation of the need for the elimination of the regulation.**

Repeal - NRS 361.079 has been repealed and therefore any references to or interpretations of it must also be repealed.

**3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:**

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**ii. Name of entity or organization represented and address (if applicable):**

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

**Exhibit 361.4-R**

**iii. Contact telephone number:**

702-455-2126

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[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

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- a. The adverse and beneficial effects;**
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The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Exhibit 361.5-R**

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Qualified Systems for Heating, Cooling or Provision of Electricity**

- 1. The citation of the regulation with matters to be omitted in red and bracketed.**

~~{NAC 361.058—List of buildings with qualified systems. (NRS 360.090, 361.079)—On or before April 1 of each year, each county assessor shall submit to the Department for the preceding year a written list of the buildings in his or her county which have qualified systems. —(Added to NAC by Tax Comm’n, eff. 4-24-84)}~~

- 2. A clear and concise explanation of the need for the elimination of the regulation.**

Repeal - NRS 361.079 has been repealed and therefore any references to or interpretations of it must also be repealed.

- 3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:**

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**c. A summary of each person's public oral or written comment or testimony.**

Please see # 2 above

**4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

- a. The adverse and beneficial effects;**
- b. The positive or negative economic impact; and**
- c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Miscellaneous Requirements**

**1. The citation of the regulation with matters to be omitted in red and bracketed.**

~~[NAC 361.150 – Report of appraisals by county assessor. (NRS 360.090, 360.250, 361.260) – Each county assessor shall file with the Department on or before April 1 of each year a report which includes:~~

~~— 1. A statement of the appraisals accomplished in the previous year beginning January 1 and ending December 15, including:~~

~~— (a) The total number of parcels that were reappraised;~~

~~— (b) The total number of parcels with newly constructed improvements to realty, not including additions to existing improvements and newly subdivided parcels that were appraised;~~

~~— (c) The total number of all taxable parcels in the county; and~~

~~— (d) The areas of the county that were reappraised.~~

~~— 2. A statement of what the county assessor proposes to appraise in the following year, including:~~

~~— (a) An estimate of the percentage of all parcels in the county that the proposed reappraisals represent; and~~

~~— (b) The areas of the county that the county assessor proposes to reappraise.~~

~~— 3. A list of the areas of appraisal, encompassing all property in the county, which were used in the prior 5 year cycle of reappraisal and a statement of the areas which were appraised in each year of that cycle.~~

~~— [Tax Comm'n, Property Tax Reg. part No. 7, eff. 9-17-80; A 1-14-82] – (NAC A 10-10-83)]~~

**2. A clear and concise explanation of the need for the elimination of the regulation.**

Repeal - This functionality can be accomplished with the Ratio Study review every 3 years to ensure re-appraisal is being done correctly.

**3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:**

**a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

**b. Information for each person who provided public oral or written comment or testimony on the regulation:**

## **Exhibit 361.6-R**

There was no public comment, either made orally or in writing for this regulation.

- 4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**
  - a. The adverse and beneficial effects;**
  - b. The positive or negative economic impact; and**
  - c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Miscellaneous Requirements**

**1. The citation of the regulation with matters to be omitted in red and bracketed.**

~~[NAC 361.151 – Statement of valuation of property sold. (NRS 360.090, 360.250, 361.260) – On or before April 1 of each year, each county assessor shall furnish to the Department a statement of the valuation of real property which was sold in his or her county in the preceding calendar year. The statement must include:~~

- ~~—1. The date of each sale;~~
- ~~—2. The parcel number or a description of the real property sold;~~
- ~~—3. The sales price; and~~
- ~~—4. The method used to verify the sales price.~~
- ~~—(Added to NAC by Tax Comm’n, eff. 4-24-84)]~~

**2. A clear and concise explanation of the need for the elimination of the regulation.**

Repeal - Sales are fully reviewed during the ratio study process and this statement is not necessary every year.

**3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:**

**a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)  
Hearing – 4/21/23 (12 people attended)

**b. Information for each person who provided public oral or written comment or testimony on the regulation:**

There was no public comment, either made orally or in writing for this regulation.

**Exhibit 361.7-R**

- 4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**
  - a. The adverse and beneficial effects;**
  - b. The positive or negative economic impact; and**
  - c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Communications, Electric, Gas Transmission, Pipeline and Railroad Companies**

**1. The citation of the regulation with matters to be omitted in red and bracketed.**

~~[NAC 361.427—Stock and debt approach indicator of value. (NRS 360.090, 361.320)~~

~~—1.— The stock and debt approach proposes a value for the entire firm, but is generally recognized as a less applicable methodology for determining the value of taxable property.~~

~~—2.— The stock and debt indicator is determined by multiplying either the average monthly, quarterly or annual high and low market price quotations, when available, for all the securities which are actively traded in the market place, including common stock, preferred stock and long term debt, by the number of shares outstanding at the end of the year. Computations of the present worth of income flows may be made to determine values for securities which are not actively traded.~~

~~—3.— The value of the stock of a holding company is apportioned among its operating companies according to the ratio of:~~

~~—(a) Each operating company’s property to the aggregate property of all of the operating companies, valued at historical cost and weighted at one third; and~~

~~—(b) Each operating company’s net income before income taxes to the aggregate net income of all of the operating companies, weighted at two thirds.~~

~~↪ For the industry group of rail transportation, the direct deduction method to eliminate nonoperating assets will be used when the information is available and considered applicable.~~

~~—4.— To this amount will be added items such as customer advances for construction which are nontaxable for federal income tax purposes, current liabilities less dividends declared, the present worth of leased property over the period of the lease together with any other items conforming to the theory that if a person were to purchase all the stock and assume all the outstanding liabilities of a company, the person would have acquired all the assets which appear on the asset side of the balance sheet and, therefore, own the company.~~

~~—5.— From this amount will be deducted the market value of all exempt or nonoperating property, including, but not limited to, cash, accounts receivable, notes receivable, miscellaneous investments, temporary investments, nonoperating properties and other current and accrued assets and properties not subject to the ad valorem property tax imposed by NRS 361.315 and 361.320.~~

~~—(Added to NAC by Tax Comm’n, eff. 9-30-88; A by R085-98, 11-23-98)]~~

**2. A clear and concise explanation of the need for the elimination of the regulation.**

Repeal – The stock and debt approach to valuation is no longer used as a valuation technique.

**Exhibit 361.8-R**

**3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:**

- a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

- b. Information for each person who provided public oral or written comment or testimony on the regulation:**

There was no public comment, either made orally or in writing for this regulation.

**4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

- a. The adverse and beneficial effects;**  
**b. The positive or negative economic impact; and**  
**c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

ASSESSMENTS BY COUNTY ASSESSORS

Determination of Taxable Value of Real Property

1. The citation of the regulation with matters to be omitted in red and bracketed.

~~[NAC 361.1315—Adjustment in apportionment for school district. (NRS 360.090, 360.250, 387.1243)  
—1.— To determine if a school district is eligible to receive an adjustment in apportionment pursuant to subsection 2 of NRS 387.1243, each county assessor shall, on or before March 15 of each year, submit a report to the Department on a form provided by the Department. The report must include the:  
—(a) Value of all possessory interest of property in the county that is subject to taxation pursuant to NRS 361.157 and 361.159;  
—(b) Value of such property for the current fiscal year;  
—(c) Amount of taxes that are due on the property; and  
—(d) Amount of taxes that have been paid for the current fiscal year.  
→ A copy of the report must be provided to the county treasurer.  
—2.— After receipt of the report required by subsection 1, the Department will verify, in cooperation with the county treasurer, the amount of property taxes paid and the amount of anticipated shortfall in property taxes on any leasehold interest, possessory interest, beneficial interest or beneficial use on property that is owned by the Federal Government and subject to taxation pursuant to NRS 361.157 and 361.159. On or before April 15 of the year in which the taxes are due, the Department will provide certification of the amount of such anticipated shortfall to the Department of Education.  
—3.— If the delinquent taxes are paid after the report required by subsection 1 is made, the county treasurer shall report the date and amount of payment to the Department within 10 days after the payment is made. The Department will report the amount of the payment to the Department of Education to facilitate repayment by the school district in accordance with subsection 2 of NRS 387.1243.  
—(Added to NAC by Tax Comm'n by R013-98, eff. 11-20-98)]~~

2. A clear and concise explanation of the need for the elimination of the regulation.

Repeal - The report is no longer needed since the enactment of the new “Pupil Centered Funding Plan.”

3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:

**Exhibit 361.9-R**

- a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):**

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

- b. Information for each person who provided public oral or written comment or testimony on the regulation:**

- i. Name of person:**

Mary Anne Weidner, Deputy Director of Assessment Services

- ii. Name of entity or organization represented and address (if applicable):**

Clark County Assessor  
500 S. Grand Central Parkway 2<sup>nd</sup> Floor  
Las Vegas, NV 89155

- iii. Contact telephone number:**

702-455-2126

- iv. Electronic mail address:**

[mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

- c. A summary of each person’s public oral or written comment or testimony.**

No report is requested of our office from the Department and Assessor is not aware of any form that has been provided to our office for a report around March 15th.

- 4. The estimated impact on any business, person, or agency if the change is to occur, which must include:**

- a. The adverse and beneficial effects;**  
**b. The positive or negative economic impact; and**  
**c. Cost savings to the state or agency.**

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.

**Informational Report – Executive Order 2023-003**

**Section 2 – Regulation for Removal**

CHAPTER 361 - PROPERTY TAX

**Appeal of Determination of Applicability of Certain Abatements**

1. The citation of the regulation with matters to be omitted in red and bracketed.

~~[NAC 361.61062 “Staff” defined. (NRS 360.090, 361.4734) “Staff” has the meaning ascribed to it in NAC 360.040.  
—(Added to NAC by Tax Comm’n by R011-07, eff. 10-31-2007)]~~

2. A clear and concise explanation of the need for the elimination of the regulation.

Repeal - Term only used in NAC 361.6107 and can be defined in that section. See proposed amendment for NAC 361.6107.

3. Information for each public meeting held to discuss the proposed regulation elimination, as mandated by Section 3 of Executive Order 2023-003, which must include:
  - a. The date of the meeting(s) and the number of persons who attended (not including Department staff or Commissioners):

Workshop – 4/7/23 (11 people attended)

Hearing – 4/21/23 (12 people attended)

- b. Information for each person who provided public oral or written comment or testimony on the regulation:

There was no public comment, either made orally or in writing for this regulation.

4. The estimated impact on any business, person, or agency if the change is to occur, which must include:
  - a. The adverse and beneficial effects;
  - b. The positive or negative economic impact; and
  - c. Cost savings to the state or agency.

The repeal of this regulation presents no foreseeable or anticipated impact on any business, person, or agency if this change is to occur.