

**LEGISLATIVE REVIEW OF ADOPTED REGULATIONS - NRS 233B.066**  
**Informational Statement**  
**LCB File No. R191-24**

**1. A clear and concise explanation of the need for the adopted regulation.**

Proposed permanent regulation (R191-24) ensures that the taxable value of real and personal property in Nevada does not exceed its full cash value, in accordance with existing laws. It requires a review and potential reduction of taxable values if they surpass the property's full cash value. This applies to assessments made by county assessors, boards of equalization, and the Department of Taxation. Taxable values must be reduced if they exceed the cash value, particularly for personal property assessed before July 1 of the previous fiscal year. The regulation is necessary to provide additional clarity to local government assessors regarding the timing of determining taxable value and to prevent over-taxation by aligning property values with market conditions.

**2. Description of how public comment was solicited, a summary of public response, and an explanation of how other interested persons may obtain a copy of the summary.**

The Department of Taxation, as staff to the Nevada Tax Commission, solicited comment from the public by issuing a questionnaire to interested parties regarding any impact on the public and small businesses and sending notice of workshops and hearings for public meetings to provide public comment by electronic or regular mail as follows:

| <u>Date of Notice</u> | <u>Workshop/<br/>Hearing</u> | <u>Date of<br/>Workshop/Hearing</u> | <u>Number<br/>Notified</u> |
|-----------------------|------------------------------|-------------------------------------|----------------------------|
| 9/13/24               | Workshop                     | 10/1/24                             | 203                        |
| 10/30/24              | Adoption<br>Hearing          | 12/4/24                             | 241                        |

The mailing list included the interested parties list maintained by the Department. Notices were also posted at the Nevada State Library, Legislative Counsel Bureau, the Department's website and various Department of Taxation locations throughout the State. Comments were also solicited by direct email.

**Summary of public responses from Workshop:**

Mary Ann Weidner, Clark County Assessor:

The Clark County Assessor's Office provided written comments and provided the Department with feedback during the Workshop and have subsequently worked with the Department to present the regulation in its current form to the Commission. It includes minor amendments to the proposed draft provided by LCB for clarity, which includes removing

subsection 2 of section 1, as redundant, and deleting a portion of subsection 2 of section 2 for clarity.

**Summary of Public Comment at Adoption Hearing:**

Mary Ann Weidner, Clark County Assessor's Office and Jane Tung, Washoe County Assessor's Office:

Mary Ann Weidner, representing the Clark County Assessor's Office, and Jane Tung, representing the Washoe County Assessor's Office expressed appreciation for the Department's efforts and are in agreement with the Agency Revised Proposed Draft.

A copy of the recorded comments, the record of proceedings, and/or the Small Business Impact Statement may be obtained by calling the Nevada Department of Taxation at (775) 684-2059 or by writing to the Department of Taxation, 3850 Arrowhead Dr., 2<sup>nd</sup> Floor, Carson City, Nevada 89706, or by e-mailing the Department at [sglazner@tax.state.nv.us](mailto:sglazner@tax.state.nv.us).

- 3. The number of persons (not including Department staff or Commission Members) who:**
- (a) Attended each hearing:**
  - (b) Testified at each hearing:**
  - (c) Submitted written comments:**

Workshop date: October 1, 2024

- (a) Number in attendance: 18
- (b) Number testifying: 1
- (c) Written statements submitted: 1

Adoption Hearing date: December 4, 2024

- (a) Number in attendance: 3
- (b) Number testifying: 2
- (c) Written statements submitted: 0

- 4. For each person identified in paragraphs (b) and (c) of number 3 above, the following information if provided to the agency conducting the hearing:**

**Testified at Workshop, Adoption Hearing and Submitted Written Comment:**

Name: **Mary Ann Weidner**

Telephone number: **702-455-2126**

Business address: **500 S. Grand Central Parkway, 2<sup>nd</sup> Floor, Las Vegas, NV 89155**

Electronic mail address: [mwe@ClarkCountyNV.gov](mailto:mwe@ClarkCountyNV.gov)

Name of entity or organization represented: **Clark County Assessor**

## Testified at Adoption Hearing

Name: **Jane Tung**

Telephone number: **775-313-3450**

Business address: **6251 Alpine Meadows LP, Reno, NV 89519**

Electronic mail address: [Jtung@washoecounty.gov](mailto:Jtung@washoecounty.gov)

Name of entity or organization represented: **Washoe County Assessor**

- 5. A description of how comment was solicited from affected businesses, a summary of their response and an explanation of how other interested persons may obtain a copy of the summary.**

The Department of Taxation, as staff to the Nevada Tax Commission, solicited comment from the public by issuing a questionnaire to interested parties regarding any impact on the public and small businesses and sending notice of workshops and hearings for public meetings to provide public comment by electronic or regular mail.

See same response as Section 2 for summary of responses.

In addition to comments at the workshop, Department staff met independently with local county assessors to address their concerns with redundancy and clarity, as described above.

A copy of the written and recorded comments or the record of proceedings may be obtained by calling the Nevada Department of Taxation at (775) 684-2059 or by writing to the Department of Taxation, 3850 Arrowhead Dr., 2<sup>nd</sup> Floor, Carson City, Nevada 89706, or by e-mailing the Department at [sglazner@tax.state.nv.us](mailto:sglazner@tax.state.nv.us).

- 6. If the regulation was adopted without changing any part of the proposed regulation, a summary of the reasons for adopting the regulation without change.**

The Nevada Tax Commission adopted the regulation with the agreed proposed changes which are reflected in the Agency's Revised Proposed draft of the regulation.

- 7. The estimated economic effect of the regulation on the business which it is to regulate and on the public. This must include adverse, beneficial, immediate and long-term effects.**

- (a) Estimated economic effect on the businesses which they are to regulate.**

The adopted permanent regulation presents no reasonably foreseeable or anticipated adverse beneficial, short-term or long-term economic effects on businesses.

- (b) Estimated economic effect on the public which they are to regulate.**

The adopted permanent regulation presents no reasonably foreseeable or anticipated adverse, beneficial, short-term or long-term economic effects to the public.

**8. The estimated cost to the agency for enforcement of the proposed regulation:**

Enforcement of the adopted regulation presents no significant foreseeable or anticipated cost or decrease in costs.

**9. A description of any regulations of other State or governmental agencies which the regulation overlaps or duplicates and a statement explaining why the duplication or overlap is necessary. If the regulation overlaps or duplicates a federal regulation, the name of the regulating federal agency.**

The adopted permanent regulation does not overlap or duplicate any regulation of other state or local governmental entities.

**10. If the regulation includes provisions that are more stringent than a federal regulation that regulates the same activity, a summary of such provisions.**

The Department is not aware of any similar federal regulations of the same activity in which the state regulations are more stringent.

**11. If the regulation provides a new fee or increases an existing fee, the total annual amount the agency expects to collect and the manner in which the money will be used.**

The adopted permanent regulation does not include new fees or increase an existing fee.