

SENATE COMMITTEE ON FEDERAL, STATE AND LOCAL GOVERNMENTS

Minutes of Meeting -- April 12, 1971

The thirty-eighth meeting of the Senate Committee on Federal, State and Local Governments was held on the 12th day of April, 1971.

Committee members present: James I. Gibson  
Chic Hecht  
Stan Drakulich  
Carl F. Dodge  
Warren L. Monroe  
Lee Walker  
Coe Swobe

Also present were:

Dr. William White, Department of Commerce  
Joe Midmore, Builders Association  
Paul Argeres, President, Real Estate Board  
Floyd Lamb, Senator  
David Hagen, Boise Cascade  
Ken O'Connell, Las Vegas Chamber of Commerce  
Procter Hug, Jr., Horizon Corporation  
Frank Offenhauser, Land development  
George Ogilvie, Chief Deputy District Attorney, Clark County  
Richard Edwards, Counsel to Highway Department  
James R. Harding, Right-of-Way Agent, Washoe  
Charles Brechler, Regional Streets & Highways, Clark County  
Press

Chairman Gibson called the meeting to order at 4:30 P.M. He stated that the purpose of this meeting was to resume the discussion started in the meeting held this same date at 10:00 A.M. on AB-782, Enacts law regulating land sales.

Dr. White noted that it is difficult in this particular legislation to fit the language to every possible situation that may arise in the sale of land. He further said that this proposal had developed through the Senate Commerce committee and after considerable research on what is being done in other states. He urged that this be passed in order that

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they will have something to start with and then later if there are problems it can be amended in the next session of the legislature. ~~84~~

Mr. Paul Argeres again spoke before the committee. He noted that their main concern is with the false advertising in regard to land sales, and that they feel everyone should be required to comply with the rules and regulations governing the real estate brokers.

Senator Lamb spoke to the committee, noting the need for these restrictions, and urging that a stop be put to the false advertising and methods being used by some land developers.

Mr. David Hagen again spoke on AB-782, concurring with Senator Lamb and Mr. Argeres. Mr. Ken O'Connell of the Las Vegas Chamber of Commerce emphasized that they are in full support of AB-782, as well as AB-783. Suggested amendments were submitted by Mr. Midmore, Mr. Hagen and Mr. Hug for the committee's consideration.

Chairman Gibson noted that this legislation would help to strengthen the overall supervision of the problem in the State of Nevada. The committee is to take this under further advisement and study the proposed amendments.

SB-574 Permits value of benefit to be deducted from severance damages in condemnation cases.

Chairman Gibson noted that there have been previous hearings on this bill, and that because of several requests they would now hear additional testimony.

Mr. George Ogilvie, Chief Civil Deputy in the District Attorney's office in Clark county testified in support of SB-574, giving examples of why he felt it would be beneficial to them. He said that this had been amended out of SB-362, which passed the previous session of the legislature.

The committee also heard testimony from Mr. Brechler, representing the Regional Street and Highway Commission in Clark county, Mr. James Harding, right-of-way agent from Washoe county, and Mr. Richards Edwards, counsel to the Highway Department.

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The committee will have to have five votes to again consider this bill for any further action.

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Mary Jean Pondi,  
Committee Secretary