

SENATE COMMITTEE ON FEDERAL, STATE AND LOCAL GOVERNMENTS

Minutes of Meeting -- April 13, 1971

The fortieth meeting of the Committee on Federal, State and Local Governments was held on the 13th day of April, 1971.

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

Chairman Gibson called the meeting to order at 4:30 P.M. The purpose of the meeting was to discuss proposed amendments to the land sales bills, as well as other matters.

AB-782 Enacts law regulating land sales.

Chairman Gibson read the proposed amendments to AB-782 as follows:

- (1) Section 13.1 (d) "By any person licensed in the State of Nevada to construct residential buildings and where such land being offered or disposed of is to include a residential building when disposition is completed."

Senator Monroe moved that "we adopt Amendment No. 1," seconded by Senator Dodge. The motion carried.

- (2) Page 2, line 20, after "inclusive," add "upon notification to the division by the person electing to be exempt under this subsection."

Senator Swobe moved that "we adopt Amendment No. 2," seconded by Senator Walker. The motion carried.

- (3) Page 5, line 33, after the word "a" delete through line 37 through the word "utilized," and add immediately after the word "a" the words "registered representative. The registered representative and the developer are both required to comply with the same standards of

"business ethics as are required of licensed real estate brokers and salesmen."

Senator Swobe moved that "we adopt Amendment No. 3," seconded by Senator Dodge. The motion carried.

- (4) Page 2, line 45, insert after the words "to refer to," the words, "purchase money encumbrances or"

Senator Swobe moved that "we adopt Amendment No. 4," seconded by Senator Monroe. The motion carried.

- (5) Section 14, page 3, between lines 32 and 33: "3. The division has approved a written plan or the methods proposed to be employed by such person or broker for the procurement of prospective customers, which plan or methods shall describe with particularity: (a) The form and content of advertising to be used; (b) The nature of the offer of gifts or other free benefits to be extended to prospective customers;"

Senator Monroe moved that "we adopt Amendment No. 5 to be inserted in the correct place," seconded by Senator Dodge. The motion carried.

(Note: The above amendments were adopted as to essence and meaning, but some of the wording will be changed.)

Senator Monroe moved "Amend and Do Pass," on AB-782, seconded by Senator Swobe. The motion carried.

AB-783 Declares certain acts to be unfair practices in soliciting land sales.

Senator Dodge moved that "we include the cities under AB-783, and Amend and Do Pass," seconded by Senator Swobe. The motion carried.

SB-163 Makes technical amendments in Carson City charter.

Chairman Gibson read Amendment No. 3939 and explained that this would allow Carson City to keep just one set of books now that the city and county are combined under one government.

Senator Swobe moved that "we do concur," seconded by Senator Hecht. The motion carried.

SB-463 Grants board of county commissioners power to exempt certain land from subdivision regulation.

The committee went over proposed Amendment No. 3714 to SB-463. Senator Monroe moved that "we do concur," seconded by Senator Swobe. The motion carried.

SB-491 Enacts new Yerington city charter.

The committee went over proposed Amendment No. 3391 to SB-491. Senator Monroe moved that "we do concur," seconded by Senator Swobe. The motion carried.

The committee went over proposed Amendment No. 3417 to SB-491. Senator Swobe moved that "we do concur," seconded by Senator Monroe. The motion carried.

The committee went over proposed Amendment No. 3543 to SB-491. Senator Swobe moved that "we do concur," seconded by Senator Monroe. The motion carried.

SB-518 Enacts new Sparks city charter.

The committee went over proposed Amendment No. 3745 to SB-518. Senator Swobe moved that "we do concur," seconded by Senator Monroe. The motion carried.

The committee went over proposed Amendment No. 3898 to SB-518. Senator Swobe moved that "we do concur," seconded by Senator Monroe. The motion carried.

SB-576 Increases responsibilities and powers of general obligation bond commissions.

The committee went over proposed Amendment No. 3975 to SB-576. Senator Monroe moved that "we do concur," seconded by Senator Swobe. The motion carried.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mary Jean Pondl,
Committee Secretary