

GOVERNMENT AFFAIRS COMMITTEE

Minutes of Meeting - February 11, 1977

Present: Chairman Gibson  
Senator Gojack  
Senator Hilbrecht  
Senator Raggio  
Senator Schofield

Also Present: Homer Rodriguez, Carson City Assessors Office  
Tom Moore, Clark County  
Russ McDonald, Washoe County  
Evelyn Mathis, Taxation Dept.  
Senator Cliff Young, SB-166  
Mary Breitlow, SB-31

Chairman Gibson opened the tenth meeting of the Government Affairs Committee at 2:05 p.m. with excused absences from Senator Foote and Senator Faiss.

SB-166

Enables cities and counties to adopt official map of and reserve land for public streets, watercourses and public grounds. (BDR 22-516)

Senator Young, sponsor for this bill indicated that it addressed itself to the problem of urban growth. The cities have had a difficult time in planning their objectives with regards to growth. Senator Young understood some of the problems that have been voiced as far as inverse condemnation and feels that these can be worked out without changing the intent of the bill.

Senator Hilbrecht voiced concern in Section 5, this seems to make the provisions of the plan very "provisional". It does not appear to be a commitment on the part of the city. Feels that adjacent land owners could not rely on this too much for two reasons; 1) the city might not have the money to condemn and 2) the language indicates that it should not be construed in any way to oblige the condemning or clouding entity in pursuit to whatever project the city has in mind.

Senator Hilbrecht also questioned language in Section 7. Feels that putting a cloud on someones title for a year can cause many problems.

Senator Young felt that the people should have some faith in their city officials. The one year hold is adequate and Senator Young feels that this time is necessary for proper planning. The bill is to help save money and provide for better planning for everyone.

There was considerable discussion regarding the language in this bill and ways to change it for better acceptance.

Chairman Gibson indicated that in the last meeting one of the questions asked was whether or not the ~~property~~ <sup>improvement</sup> owners get written notice.

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Chairman Gibson also noted that what kind of standards can we adopt to protect the land owner and yet give us the proper planning for the city have been asked of him as well.

Russ McDonald, Washoe County, expressed concern again with the years limitation. Knows that with the type of planning and alternate plans the city can come up with they will never have the funds to begin condemnation proceedings. Mr. McDonald can see the need for this type of legislation but finds funding for the type of procedures lined up in the bill not feasible.

Frank Daykin, Legislative Counsel, indicated that the model act to which this bill is drafted after came from Pennsylvania. Mr. Daykin stated that he feels that something of value is being taken away from the land owner. Has misgivings that under the constitution of our State that the "taking" would not be allowed to go uncompensated.

Tom Moore, Clark County, stated that if the Public Works Board could be of any assistance in the revising of this bill they would certainly avail themselves to the committee.

Chairman Gibson stated he would like to have any further information before the committee would take action on this bill.

SB-179

Clarifies required schedule of interest payments on state securities. (BDR 30-738)

Mr. Frank Daykin, Legislative Counsel, indicated that this bill was tacked on as an amendment to the County Sewage and Waste Water law, (SB-35). The first paragraph in Section 1 is the only substantial change. Everything in this bill is also done in SB-35 with the same amendment change.

Motion to "Amend And Do Pass" by Senator Schofield, seconded by Senator Hilbrecht. Motion carried unanimously.

SB-42

Allows certain counties to establish nonpartisan election for county officers. (BDR 20-181)

Chairman Gibson informed the committee that many people were unable to be here to testify on this bill due to a funeral on a well known State employee. This bill will be rescheduled to be heard on Monday, February 14th at 2:00 p.m.

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SB-43

Provides additional compensation to county assessors and employees who possess specified professional designation (BDR 20-286)

Homer Rodriguez, Carson City Assessors Office, stated that they want this bill enacted into law as there is a great need for more professional people in the office of the assessor doing the appraisal work. Their office requested Senator Sheerin to introduce this bill. After talking with Mr. Jim Lien, Tax Commission, they wanted to include the tax department in the bill too. Mr. Rodriguez had a suggested amendment. See Attachment #A.

A letter from Mr. Jim Lien, who could not be here in person, was distributed to the committee for their information. See Attachment #B.

Chairman Gibson also had a letter for the committee to see from the American Right of Way Association. See Attachment #C.

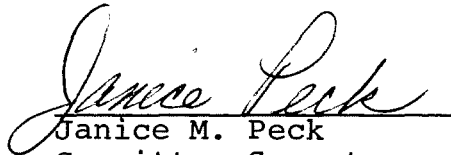
Mr. Rodriguez reminded the committee that in many counties the assessor was also the appraiser and they felt a great need in this type of legislation.

It was the decision of the committee to hold action on this bill until a later date to give the committee time to study the questions that have been raised.

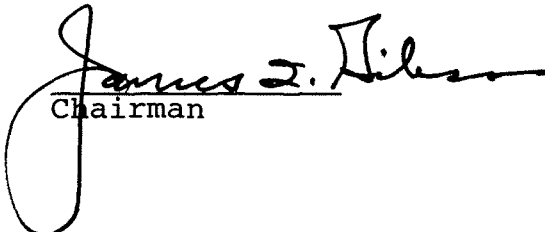
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With no further business the meeting was adjourned at 3:25 p.m.

Respectfully submitted,

  
Janice M. Peck  
Committee Secretary

Approved:

  
Chairman

SB 43

Amend by deleting lines 9 thru 11 and inserting:

Or department of taxation on line 6 after Assessors Office

- a) Has been designated by a national professional appraisal organization as a "certified assessment evaluator", a "certified personalty evaluator", a "member of american institute", a "senior real estate analyst" or "master governmental appraiser"; and .....

NOTE: Annual cost to counties	\$ 4,000.	(Clark \$3,000.
		C. City \$ 1,000.)
Annual cost to state	\$ 2,000.	
	\$ 6,000.	

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## Department of Taxation

CARSON CITY, NEVADA 89710

In-State Toll Free 800-992-0900



MIKE O'CALLAGHAN, Governor

JOHN J. SHEEHAN, Executive Director

February 11, 1977

The Honorable James I. Gibson  
 Senator and Chairman,  
 Governmental Affairs Committee  
 Room 241  
 Legislative Building

Dear Chairman Gibson and Members of  
 the Governmental Affairs Committee:

I wish to set forth my support for SB43 for providing additional compensation to persons who appraise property for ad valorem purposes when they have received certain professional designations. In line with that I am proposing an amendment to SB43 which expands the designations for which compensation could be received to include not only the C.A.E., but the C.P.E., the M.A.I., the S.R.E.A. and the M.G.A. Each of these professional designations requires extensive technical training, normally experience of at least five years of appraising properties, including income properties, the individual passing certain basic examinations and having prepared demonstration appraisals for both residential and income producing properties for approval by a national professional organization.

It is now a statutory requirement that persons appraising property for ad valorem purposes be certified through a State examination (the deadline for State Property Appraisers was January 1, 1977, the deadline for County Property Appraisers is July 1, 1978) and a statutory requirement that each of those certified appraisers involved in a continuing education program requiring not less than 36 hours of training annually.

It is the goal of the Department of Taxation that as many property appraisers as possible become designated professionals in order that Nevada have the highest possible technical expertise available for its reappraisal programs.

If the Bill were enacted today and the recipients with designations receive the maximum \$1,000, the cost would be but \$4,000 to counties (\$3,000 in Clark County and \$1,000 in Carson City) and \$2,000 to the State of Nevada (the Division of Assessment Standards, Department of Taxation) for a total annual cost of \$6,000. The designations are not easy to obtain and the screening process is rigid; therefore, this bill will assist by giving an incentive to attain these designations. See Appraisers, i.e. those individuals who appraise property as nongovernmental appraisers, become known because of their designations as an

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M.A.I., S.R.E.A. or other designation. The Department of Taxation has listed the above noted designations as being the most highly recognized of the several designations available.

Should additional information be necessary, please advise and this office will supply same.

Very truly yours,

John J. Sheehan  
Executive Director

By   
James C. Lien  
Deputy Executive Director

JCL/cb

cc: Mr. Homer Rodriguez  
Carson City Assessor

PROPOSED AMENDMENT TO SB 43

Amend by deleting line 6 and inserting:

"assessor's office or Department of Taxation is entitled to receive compensation at the rate of \$500"

Amend by deleting lines 9 through 11 and inserting:

"Has been designated by a national professional appraisal organization as a 'certified assessment evaluator', a 'certified personalty evaluator', a 'member of american institute', a 'senior real estate analyst' or 'master governmental appraiser'; and

<u>Footnote:</u>	Annual cost to counties	\$ 4,000
	Annual cost to State	<u>2,000</u>
	Total	\$ 6,000

# American Right of Way Association

*incorporated*



SIERRA NEVADA CHAPTER NO. 46

RENO, NEVADA

January 28, 1977

The Honorable James Gibson, Chairman  
Government Affairs Committee  
Legislative Building  
Carson City, Nevada 89701

Dear Senator Gibson:

Re: Senate Bill 43

It is with great interest that we, as an international organization, have viewed Senate Bill 43 which has been referred to your committee. We feel that the intent of the bill is commendable, but have reservations as to the limitations expressed in the bill.

As you are aware, the bill would provide additional compensation only for county employees who possess a specified professional designation in the appraisal field.

We agree wholeheartedly that designated appraisers should be given recognition for expertise in this specialized field, but see no reason why this should be limited to county employees since appraisers of a professional caliber are also employed by many state agencies.

We also feel that your committee should consider other professionally oriented fields of endeavor such as those who have achieved the Professional Senior Right of Way Agent designation given by the American Right of Way Association. Of some 15,000 international members, about 3,000 have had this designation conferred upon them. To attain this designation, a member must show proficiency in the highly specialized fields of negotiations, appraising, law and engineering, in addition to having experience in the field and a formal education.

Many areas of the private sector of the business world have recognized the value of persons who have achieved professional designations and have rewarded them with additional compensation. The national government has also, to some extent, rewarded employees who have achieved these high awards. State, county, and local government employees in the State of Nevada, however, are forced to seek professional designations with money from their own pockets. These expenses can run into considerable sums of money while the majority of the benefits accrue to the state, county or local government.



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The result of this is twofold:

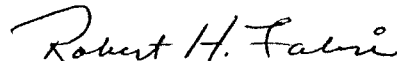
- (a) Qualified government employees do not seek to attain professional status since the cost is prohibitive. In this case the government agency is the ultimate loser.
- (b) Qualified government employees who do seek to attain professional status incur considerable out of pocket expenses, while the government agency reaps all the benefits. Or, as an alternative, the qualified government employee seeks employment in the private business sector where his efforts are rewarded.

We would therefore like to strongly suggest that your committee give due consideration to Senate Bill 43 with amendments to include not only county employees, but also state and local employees and to include not only designated appraisers, but all qualified government employees who have obtained professional designations in highly specialized fields such as the Right of Way field.

Obviously legislation of this type is long overdue and we feel it deserves your attention. The rewards to the government agency would include more qualified employees and less employee turnover.

Members of the American Right of Way Association would be more than happy to meet with your committee to discuss this proposal should you feel it necessary.

Very truly yours,



Robert H. Fabri, Chairman  
Professional Development Committee  
Phone (702) 885-5477 or 747-2060

RHF/er

cc: Debi Langston  
President, Chapter #46  
American Right of Way Association

Senators:

Foote  
Faiss  
Gojack  
Hilbrecht  
Schofield  
Raggio ✓