

MEMBERS PRESENT

Chairman Dini
Mr. Harmon
Mrs. Westall
Mr. Getto
Mr. Craddock
Mr. Bedrosian
Mr. Bergevin
Mr. Fitzpatrick
Mr. Jeffrey
Mr. Marvel

GUESTS PRESENT

See Guest List Attached

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Vice-Chairman Harmon called the meeting to order at 8:00 a.m. and asked that the roll reflect Mr. Robinson had been excused.

Mr. Harmon stated that the business of the Committee would be to hear AB 60, 61, and 113. He stated the first order of business would be AB 60 and called the first witness to testify.

AB 60 - Authorizes Additional Compensation to Certified Property Tax Appraisers

SAM MAMET, Management Analyst, Clark County

Mr. Mamet stated he was representing the Clark County Assessor's Office who was in favor of the concept of the Bill. Mr. Mamet stated it was the suggestion of the Assessor's Office that the words "each certified property tax appraiser" be deleted from the Bill. He stated that as the Bill is presently worded it would be giving an additional \$2,000 annually to all certified property tax appraisers in the state and all property tax appraisers in the state must be certified to continue employment as an appraiser. He stated the intent of the proposal was to give an additional \$2,000 annually to those certified property tax appraisers who take the initiative to go beyond State Certification and attain a professional appraisal designation from a national appraisal organization. He stated that the proposal was twofold, namely, to attempt retention of

of qualified appraisers due to the large turnover who leave to get better paying fee appraisal practices and to promote professionalism and greater credence to the quality of appraisals being conducted in the assessment field. He stated that they would recommend the following wording be added to the last section of NRS 361.224 as follows: 1. The professional appraisal designation must be awarded from a national appraisal organization approved by the Dept. 2. To be eligible for the compensation the appraiser must be employed by local or state government for the preceding fiscal year.

Vice-Chairman Harmon opened questioning to committee members and because Mr. Mamet said he felt he was not that knowledgeable concerning the items, he referred the questions to Mr. Homer Rodriguez of the Carson City Association. Mr. Rodriguez responded to the questions, elaborating on the fact that it would give persons something to work for and there would be a greater amount of professionalism in the field. Mr. Bedrosian asked how much the appraisers earn at the present time and Mr. Rodriguez stated it varied in different counties and could be anywhere from \$17,000 to \$26,000. He pointed out that there were only five professionally designated property tax appraisers working in the state.

The testimony on AB 60 being concluded, Vice-Chairman Harmon stated the next order of business would be AB 61.

AB 61 - Requires Most County Boards of Equalization to Contain a Qualified Real Estate Appraiser

SAM MAMET, Management Analyst, Clark County

Mr. Mamet stated that the Clark County Assessor's Office fully supports the Bill. He stated that the Clark County Board of Equalization had a vacancy for a Board member this year and appointed a practicing fee appraiser who brought a great deal of leadership and expertise to the Board. He stated the Assessor's Office feels that a real estate appraiser as a Board member is particularly crucial when 95% of the appeals to the County Boards of Equalization involve questions of real property valuation. He said it was the words "certified in this state" which presented the problem. He stated that private fee appraisers are not required to be certified in the state. The only appraisers requiring certification are those

appraising for property tax purposes and that these employees are prohibited from serving as Board members by another statute. A discussion ensued between committee members and Mr. Bergevin recommended that the word "can" be substituted for the word "must" in the Bill at line 17. Mr. Getto supported Mr. Bergevin's suggestions and stated he had spoken to his own County Assessor who voiced his objection as it would really put the taxpayer at a disadvantage.

PAUL CARRINGTON, 500 Mountain Street, Carson City, Nev.

Mr. Carrington stated that he had been a member of the Board of Equalization for five years and it was his experience that taxpayers prefer to deal with laymen as opposed to professionals because, philosophically, they feel whipped before they start.

The testimony on AB 61 being concluded, Vice-Chairman Harmon stated the next order of business would be AB 113.

AB 113 - Provides Annexation Authority and Procedures
for Some Unincorporated Towns

ASSEMBLYMAN JOHN MARVEL and D.A. GEORGE G. HOLDEN, LANDER
COUNTY

Assemblyman Marvel stated he had been requested by District Attorney Holden to determine if there could be some remedy concerning annexation powers of unincorporated towns. He went on to outline the growth of his particular area, Battle Mountain, the fact that there are 1,000 population within the town boundary and 3,000 outside the town boundary, accepting the same services, receiving identical services at the same tax base. D.A. Holden went on to elaborate on the growth of the area and mentioned the same water and sewer rates outside the boundary.

Mr. Dini recommended to Vice-Chairman Harmon that a sub-committee be formed, consisting of Mr. Marvel, Mr. Jeffrey, and Mr. Getto, to create a whole new set of rules for annexation.

The testimony on AB 113 being concluded, Vice-Chairman called for committee action on the Bills heard.

COMMITTEE ACTION

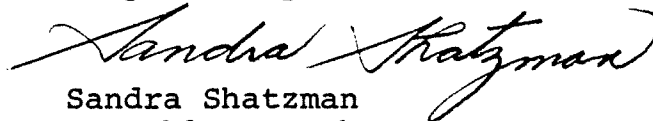
AB 60- Mr. Marvel moved the Bill be given no further consideration, it was seconded by Mr. Fitzpatrick, and carried unanimously.

AB 61- Mr. Bergevin moved the Bill be given no further consideration, seconded by Mr. Fitzpatrick, and carried unanimously.

AB 113-Vice-Chairman Harmon stated that a sub-committee was appointed to look into the matter more thoroughly.

There being no further business Vice-Chairman Harmon adjourned the meeting.

Respectfully submitted,



Sandra Shatzman
Assembly Attache

