

MINUTES OF THE
MEETING OF THE SENATE COMMITTEE
ON GOVERNMENT AFFAIRS

SIXTY-FIRST SESSION
NEVADA STATE LEGISLATURE
May 20, 1981

The Senate Committee on Government Affairs was called to order by Chairman James I. Gibson, at 2:03 p.m., Wednesday, May 20, 1981, in Room 243 of the Legislative Building, Carson City, Nevada. Exhibit A is the Meeting Agenda.

COMMITTEE MEMBERS PRESENT:

Senator James I. Gibson, Chairman
Senator Jean Ford, Vice Chairman
Senator Keith Ashworth
Senator Eugene Echols
Senator James Kosinski
Senator Virgil Getto
Senator Sue Wagner

STAFF MEMBER PRESENT:

Sheba Frost, Acting Committee Secretary

SENATE BILL NO. 681 -- "Makes various amendments to Las Vegas city charter."

Mr. Marvin Leavitt, representing the City of Las Vegas, explained each section of the bill to the committee members. Section 1 of S.B. No. 681 clarifies board composition and the process for additional ordinance consideration. Section 2 states that not only codes, but also ordinances must be filed with the supreme court law library. Section 3 amends Section 2.170 of the city charter dealing with fire protection; giving the commissioners the ability to suspend or revoke a license if any business fails to comply with the fire regulations. Section 4 amends Section 2.240 of the city charter, relating to bond issues. The amendment would provide that this section deal only with

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revenue bonds, removing the reference to general obligation bonds. General revenue bonds are dealt with in Section 6 of the bill (Section 7.030 of the city charter), requiring approval by a vote of the people. (Section 4 on "strict" revenue bonds, would delete the requirement of approval by a vote of the people.) Section 5 of S.B. 681 (Section 2.250 of the city charter) expands the definition on city transportation to include any "means of transportation which has a fixed guide or rail upon, over or under any public right of way."

SENATE BILL NO. 679 -- "Transfers employees of equal rights commission to classified service."

Mr. Bob Gagnier, Nevada State Employees Association, said this bill was a request of the association in order to correct an error which has allowed the employees of the Equal Rights Commission to remain unclassified, but have been considered as classified by the commission's budget.

Mr. Gagnier suggested that S.B. No. 679 be amended to become effective upon passage and approval. He said that this will involve approximately 14 employees. However, the director will remain in the unclassified service.

SENATE BILL NO. 680 -- "Amends certain provisions relating to redevelopment of communities and amends charter of City of Reno."

Mr. Bob Hunter, City of Reno/Planning Director, and Mr. Richard I. Hiscocks, City of Reno/Bond Attorney with Orrick, Herrington and Sutcliffe of San Francisco, spoke on S.B. No. 680.

Mr. Hunter said S.B. No. 680 will allow the merger of redevelopment project areas and tax increment areas, as the law is currently not clear in regard to deletions and additions in these areas.

Mr. Hiscocks submitted a letter to the committee regarding this proposed legislation. (See Exhibit B.)

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Mr. Hiscocks said there was no provision in the Reno city charter permitting the commissioners to amend the tax increment ordinance. Therefore, S.B. No. 680 was drafted to permit this objective. Mr. Hiscocks also said in Section 3, page 4, lines 7-10, the city engineer will be allowed to extend the project undertaking on "minor changes" outside of the tax increment area, not greater than 300 feet. He said the specific number of "300 feet" was drafted because this is the average length of a Reno city block.

Mr. Hiscocks explained to Senator Keith Ashworth that there were two projects identified within the tax increment district in Reno; one of these was the railroad depression project (which was defeated in the last general election), and the other was the area beautification project. Senate Bill No. 680 will allow the city planners the flexibility to expand a project, but not take ad valorem from another district.

Senator Keith Ashworth expressed concern that the current practice of absolving the bonded indebtedness for a tax increment district will be altered because the district will have to continue paying for the newly acquired area. Mr. Hiscocks said this could occur.

Mr. Fred Davis, Greater Reno/Sparks Chamber of Commerce, spoke in support of S.B. No. 680. Mr. Davis said that originally the tax increment district was to encompass approximately a six-block, downtown area in Reno. Mr. Davis commented to Senator Keith Ashworth, if an added incentive of increased capital investment can be provided to the district, then this funding is used to retire the bonds for the general tax increment area. Mr. Davis said when the tax increment district was created, river beautification was indicated (in addition to the depressed railroads) as a purpose for the district. The incentive for investment in the area will occur when local businesses and projects upgrade their property which faces the Truckee River.

Mr. Hunter said the subject of "river beautification" was not voted on by the general public. This project resulted as a vote of the Reno City Council.

Chairman Gibson said that action was taken on Assembly Bill No. 553 (scheduled for today's agenda) on the previous Monday.

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ASSEMBLY BILL NO. 646 -- "Increases availability of separate bank accounts for county financial administration."

Mr. Dave Small, District Attorney for Carson City, said that A.B. No. 646 only applies to Carson City. The bill specifically addresses the organizational financing of the Carson/Tahoe Hospital and Carson City School District which is currently based on a system utilizing a population figure for the area of 20,000. Assembly Bill No. 646 will increase the population figure for the formula to 100,000. Mr. Small said to Chairman Gibson that this law has not been challenged in the past for its constitutionality.

ASSEMBLY BILL NO. 597 -- "Requires of candidates for legislature additional information on residence."

Mr. Bill Curran, Clark County District Attorney's Office, said that this bill was introduced to deal with a specific problem in Clark County's last Assembly election. Mr. Curran said a question arose as to the correct address of one of the candidates. Mr. Curran said A.B. No. 597 will notify the candidate that he/she must be an actual bonafide resident of the state for twelve months, and will require that the candidate list what his/her residences have been during this period. Mr. Curran said to Chairman Gibson that Clark County would not be opposed to requiring dates for each address listing.

Senator Wagner commented that the bill does not specify that the candidate must also be a resident of their district 30 days prior to their declaration.

Chairman Gibson asked for action on the bills heard before the committee this date:

SENATE BILL NO. 681 (Exhibit C)

Senator Keith Ashworth moved "Do Pass"
Senate Bill No. 681.

Senator Getto seconded the motion.

The motion carried.

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SENATE BILL NO. 679 (Exhibit D)

Senator Getto moved amend and "Do Pass" with the amendment to approve the mandate of Senate Bill No. 679 upon passage and approval.

Senator Ford seconded the motion.

The motion carried.

SENATE BILL NO. 680

No action was taken on this bill at this time.

ASSEMBLY BILL NO. 646 (Exhibit E)

Senator Wagner moved "Do Pass" Assembly Bill No. 646.

Senator Kosinski seconded the motion.

The motion carried.

ASSEMBLY BILL NO. 597 (Exhibit F)

Senator Getto moved amend and "Do Pass" with the amendment to include the dates or time intervals of each address for the candidates in Assembly Bill No. 597.

Senator Wagner seconded the motion.

The motion carried.

BILL DRAFT REQUEST NO. 17-2124 (S.B. 700)

Chairman Gibson said this is the bill draft on the reapportionment proposal. The committee did not object to introducing this bill draft request.

Senator Wagner asked that a discussion be held on Assembly Bill No. 283. This bill, which had been heard in a previous committee meeting, "Allows local

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governing body to extend time for review of subdivisions of land."

Senator Wagner read from a letter by Mr. Frank Daykin of the Legal Division, Legislative Counsel Bureau, expressing the division's analysis of A.B. No. 283. The letter stated: "The time completely covering the area of the tentative map would be extended indefinitely, by filing partial/final maps at one-year intervals, and each of these would have to be accepted in the form of a tentative map. Thus, no further conditions could be imposed no matter how much circumstances might have changed since the tentative map was approved." Senator Wagner said she has a serious concern with this situation considering the water conditions and status in Washoe County, and she hoped the committee would address the specific language of allowing changes to the tentative map if future conditions were altered.

(The discussion on A.B. No. 283 was deferred while Mr. Daykin addressed Senate Bill No. 680.)

SENATE BILL NO. 680 (Cont.) -- "Amends certain provisions relating to redevelopment of communities and amends charter of City of Reno."

Chairman Gibson asked Mr. Daykin, legal counsel for the Legislative Counsel Bureau, to explain why S.B. No. 680 was necessary. Specifically, the chairman asked if the tax base of the district would be affected by expansion, and what is the effect of merging the tax increment district with the redevelopment program.

Senator Keith Ashworth questioned the implications of the merger in terms of whether the City of Reno could then buy or lease property under the redevelopment plan.

Mr. Daykin responded that under the urban renewal laws, the City of Reno can purchase property either voluntarily or by eminent domain. The two types of districts (tax increment and redevelopment) are somewhat similar in their purpose. The community's redevelopment project is funded by the increment tax district under the authority of Reno's community development law. Mr. Daykin explained

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that as the district is developed, the revenue from taxes increases as well. This marginal increase in taxes is applied to paying off the improvement bonds which funded the off-site development.

Senator Keith Ashworth said that he is concerned about the use of the funds, raised within the incremental district, for expenditures outside of the district. Mr. Daykin agreed that expansion outside of the district would defer the return of the "first new money" away from general purposes.

Chairman Gibson said he was concerned with the language of Section 3, page 4, lines 7-10, regarding projects 300 feet outside of the tax increment area. The chairman said that this amount appears to be extremely expansive. Mr. Daykin said it is feasible that the use of the word "projects" could mean that expansions could continue to be given until the completion. Mr. Daykin said the use of this provision could depend on the city's definition of "projects." Mr. Hiscock said the word "projects" is not defined in the Reno city charter. Mr. Daykin said that "projects" could be replaced in the bill's language with "related works to the undertaking." (The word "undertaking" is defined in the Reno city charter.)

Senator Kosinski asked if, under the proposed language of S.B. No. 680, would the city be able to create a second tax increment district and merge it with the existing district. Mr. Hunter said this is not the city's intent, but this is possible. Chairman Gibson requested that Mr. Hunter rework the language of the bill in order to clarify the intent of the bill, and respond to the concerns expressed by the committee.

ASSEMBLY BILL NO. 283 -- "Allows local governing body to extend time for review of subdivisions of land." (3rd Reprint)

Senator Ford said that the bill needs to be further amended in order to clarify the definition on page 1, line 3. The word "acre" would be changed to "acre site." This new definition would not be applicable for division of land purposes.

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Senator Ford distributed to the members an abstract entitled "General Authorities on Planning, Zoning & Subdivisions", composed on NRS 278 as a result of the discussion involving the differences in the application of this chapter in the various parts of the state. (See Exhibit G.) Each of the items listed in Exhibit G are requirements prior to the subdivider being allowed to build. Senator Ford suggested for chapter 278.380 of the NRS (see page 3, highlighted section 1, Exhibit G, "Tentative and Final Map Process and Authorities") that the word "tentative" be changed to "final." This change in language would substantiate in the law the current practice already in process in Clark County.

Senator Ford moved to amend Assembly Bill No. 283 by adding the word "site" to page 1, line 3; and in chapter 278.380, change the word "tentative" to "final," and include this section in the bill.

Senator Keith Ashworth seconded the motion.

The motion carried.

SENATE BILL NO. 656 -- "Prohibits certain discrimination against manufactured dwellings in local planning and zoning."

Senator Wagner said that the Nevada Manufactured Housing Association would like the proposed amendment, discussed in earlier meetings, withdrawn from consideration and judgment occur on the original measure. The proposed amendment would have deleted mobile homes from this prohibition, and the association feels that their inclusion is necessary.

Chairman Gibson said that the committee already took action to amend S.B. No. 656, so the amendment will have to be reviewed.

Senator Getto moved that the committee reconsider S.B. No. 656.

Senator Keith Ashworth seconded the motion.

The motion carried. (Senator Echols was absent for the vote.)

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Senator Ford moved to amend and "Do Pass" Senate Bill No. 656, by changing the word "may" to "shall" on page 1, line 10. Senator Ford also requested that the Nevada Manufactured Housing Association provide descriptive information for further explanation of the bill's intent when presented on the Senate floor. (Exhibit H.)

Senator Keith Ashworth seconded the motion.

The motion carried. (Senators Gibson and Wagner voted "No"; Senator Echols was absent for the vote.)

SENATE BILL NO. 350 -- "Revises provisions for factfinding and arbitration in disputes of local government employers and employees."

Senator Gibson remarked that the major issue of Senate Bill No. 350 is binding arbitration, based on the "last best offer" of the parties. This procedure was permitted on a trial basis with the firefighters for the last four years. This trial period will end on June 30, 1981.

Senator Kosinski said that the "bottom line" goal is to encourage good faith negotiations by both parties. The senator suggested the "final offer" (single package) procedure would be a good starting point. He said that he would like for the legislation to respond to the concerns of management, i.e., the rating of funds set aside for capital improvements. Senator Kosinski also suggested that the proposal contain a "sunset" provision for a four-year period; and structure an oversight review of the progress of the local negotiations under this procedure in order to have substantial data available to determine the impact. The senator concluded that a mandatory resolution is necessary to provide the incentive for the "good faith" bargaining.

Senator Getto stated he had difficulty endorsing S.B. No. 350

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in its present form as mandatory legislation will "handicap" local elected officials.

Senator Ford said she supports the views of Senator Kosinski. She said that S.B. No. 350 does need to be refined, i.e., the provision about the determination based on all the existing revenue. Senator Ford said her general approach to the legislation would be to remove the Governor from the current process. She also suggested a permanent panel could be formed to do the arbitration.

Senator Echols concurred with Senator Ford that the Governor should be removed from the process. He said he supports the local panel of arbitrators. And, perhaps the arbitrator could have a consulting CPA firm assist in verifying the findings.

Senator Wagner stated that she has not been in support of collective bargaining. However, since the final impasse problem has to be addressed, she said some method will have to be determined to force a resolution to negotiations. Senator Wagner agreed with the concept of reviewing the process over a certain period of time.

Senator Keith Ashworth said that he did not feel that the "final and best offer" should be taken away from the firefighters. He said that perhaps the process should be expanded to other groups or entities in order to have a better review of this type of negotiations. He suggested that cities with populations of over 100,000 and counties of over 250,000 could be included in this procedure. The senator said he does not support the retroactive portion of S.B. No. 350, and the Governor should not be included in the arbitration process. He did not concur with out-of-state arbitrators.

Senator Gibson said that he had opposed this provision when it was initially passed; and he has been making the effort to improve the process since that time. He felt the procedure should be continued with the firefighters with some refinement and monitoring. The senator said the committee needs to decide if the process should be continued, and if so, to what extent. He also concurred

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that the provision should have a "sunset" mandate in order that the process can be reviewed. If the process is further extended just to the firefighters, the funding available needs refinement; the source of the arbitrators needs review; and retroactivity needs to be addressed. However, if the act is extended to other groups, the inclusion of supervisory people in the bargaining unit should be considered. He said that personally he does not support this concept based on his experience in private industry. The senator stated the "scope" of the mandatory requirements would also have to be reviewed if the process was expanded to other entities.

Senator Gibson asked the committee to indicate how they felt about the following two issues:

- I. Should the "last best offer" concept be continued for the firefighters for the next four years?

The committee members unanimously concurred to support this issue.

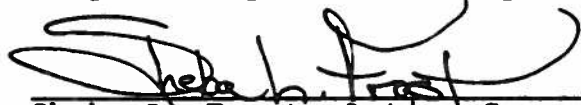
- II. Should the "last best offer" concept be extended to other bargaining units (NRS 288)?

Three(3) committee members indicated support of this issue.

The committee members discussed what other groups could be included which could give a different perspective to the process. However, no consensus was reached.

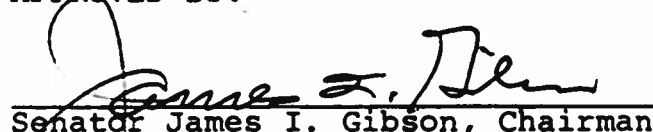
There being no further business, the meeting was adjourned at 5:35 p.m.

Respectfully submitted by:



Sheba L. Frost, Acting Secretary

APPROVED BY:



Senator James I. Gibson, Chairman

DATE: 17 June 1981 11.

Library

EXHIBIT A

SENATE AGENDA

REVISED: 5/19/81

COMMITTEE MEETINGS

Committee on Government Affairs , Room 243 .
Day Wednesday , Date May 20, 1981 , Time 2:00 p.m. .

S. B. No. 679--Transfers employees of equal rights commission to classified service.

S. B. No. 680--Amends certain provisions relating to redevelopment of communities and amends charter of City of Reno.

S. B. No. 681--Makes various amendments to Las Vegas city charter.

A. B. No. 553--Requires annual training of civil defense personnel by civil defense and disaster agency.

A. B. No. 597--Requires of candidates for legislature additional information on residence.

A. B. No. 646--Increases availability of separate bank accounts for county financial administration.

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CABLE "ORRICK"
TELEX 34-0973.

May 4, 1981

VIA NETWORK COURIER

Louis S. Test, Esq.
City Attorney
City of Reno
P. O. Box 1900
Reno, Nevada 89505

Re: City of Reno Tax Increment Legislation

Dear Louis:

This letter will serve as an explanation of the various amendments I drafted at your request to Article VIIA of the Reno City Charter (Chapter 662, Statutes of Nevada 1971, as amended) and the Nevada Community Redevelopment Law (NRS 279.382 to 279.680).

Under the present Reno City Charter, it is not clear that the City may change the projects to be undertaken in its tax increment district. It is also unclear whether the City may add areas to, or delete areas from, the present district. The draft legislation would clearly authorize the City to modify the projects to be undertaken and the areas to be included in the tax increment district, thereby permitting the City to change the tax increment district in a manner consistent with present City objectives. In order to implement a change in the tax increment area, the draft legislation requires the City to mail a notice of the City Council meeting at which such a change will be considered to each affected property owner.

If the area within the district is changed, new problems arise: Should the areas added to the tax increment district use a basis for calculating tax increment the year of the adoption of the supplemental ordinance adding those areas? Will the tax increment for unaffected parcels within the original tax increment district continue to be calculated from the base year established by the adoption of the original

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ordinance creating the tax increment district? The draft legislation would clarify the law to assure an affirmative answer to both of these questions.

During our discussions in Reno, it was noted that certain improvements within the tax increment district (e.g., streets, curbs, etc.) might encroach slightly upon areas outside the district. Accordingly, the draft legislation adds a provision permitting projects not more than 300 feet outside the district if necessary to complete a project within the district. In addition, a provision is added to clarify the current ambiguity in the law concerning the meaning of the term "last equalized assessment roll" for purposes of calculating tax increment. The draft legislation specifies March 15 as the date of the last equalized assessment roll.

We have also discussed the possibility that the City of Reno may wish to form a redevelopment agency and pursue its projects within the tax increment district under the Nevada Community Redevelopment Law. To accomplish this, the Community Redevelopment Law should be amended to permit the merger of the City's tax increment district under the Reno City Charter with a redevelopment project area under state law. The draft legislation authorizes such a merger of project areas and the application of tax increments from one portion of the merged project area to another portion--treating the entire merged project area as one, autonomous redevelopment project area. In order to assure that the security for any outstanding obligations of a redevelopment agency or city issued prior to such a merger of redevelopment project areas will not be impaired, the draft legislation also provides that tax increments shall first be used to satisfy such outstanding obligations in accordance with any bond resolution or other agreement pledging such tax increments. Both of the foregoing amendments to the Community Redevelopment Law are required in that there is no authority to merge redevelopment project areas under the present law.

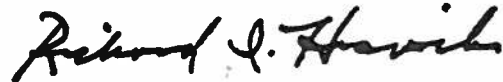
I will be returning to our office on Monday, May 18, 1981, and will be happy to further discuss this proposed

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legislation with you at that time. In the interim, you may direct your questions to Carlo Fowler of our office.

Very truly yours,



Richard I. Hiscocks

RIH/jrh

cc: Patricia A. Lynch, Esq.
Carlo S. Fowler, Esq.

EXHIBIT C

SENATE BILL NO. 681

S. B. 681

**SENATE BILL NO. 681—COMMITTEE ON
GOVERNMENT AFFAIRS**

MAY 14, 1981

Referred to Committee on Government Affairs

SUMMARY—Makes various amendments to Las Vegas city charter. (BDR S-2003)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.

EXPLANATION—Matter in *italics* is new; matter in brackets [] is material to be omitted.

AN ACT to amend an act entitled "An Act incorporating the City of Las Vegas, in Clark County, Nevada, and defining the boundaries thereof, under a new charter; and providing other matters properly relating thereto," approved April 24, 1971, as amended.

*The People of the State of Nevada, represented in Senate and Assembly,
do enact as follows:*

1 SECTION 1. Section 2.110 of the above-entitled act, being chapter
2 515, Statutes of Nevada 1971, at page 1068, is hereby amended to read
3 as follows:

4 Sec. 2.110 Ordinances: Enactment procedure; emergency ordi-
5 nances.

6 1. All proposed ordinances when first proposed [shall] *must* be
7 read to the board of commissioners by title and referred to a com-
8 mittee *composed of any number of members of the board* for con-
9 sideration, after which an adequate number of copies of the proposed
10 ordinance [shall] *must* be deposited with the city clerk for public
11 examination and distribution [.] *upon request*. Except as otherwise
12 provided in subsection 3, notice of [such deposit shall] *the deposit*
13 *must* be published once in a newspaper qualified pursuant to the
14 provisions of chapter 238 of NRS, [as amended from time to time,]
15 and published in the city at least 1 week [prior to] *before* the
16 adoption of the ordinance. The board of commissioners shall adopt
17 or reject the ordinance or an amendment thereto, within 30 days
18 from the date of such publication.

19 2. At the next regular meeting or adjourned meeting of the
20 board of commissioners following the proposal of an ordinance
21 and its reference to committee, [such] *the* committee shall report
22 [such ordinance back to the board of commissioners. Thereafter,
23 it shall] *on the proposed ordinance or request additional time to*

EXHIBIT C

SENATE BILL NO. 681

1 consider it. The committee must complete its additional considera-
2 tion of the proposed ordinance and report to the board within the
3 30-day period specified in subsection 1. After a report by the com-
4 mittee, the proposed ordinance must be read by title as first intro-
5 duced, or as amended, and [thereupon the proposed ordinance
6 shall be] finally voted upon or action thereon postponed; but
7 [such postponement shall not exceed] the ordinance must be
8 adopted, with or without amendments, or rejected within 30 days
9 from the date of publication as provided in subsection 1.

10 3. In cases of emergency or where the ordinance is of a kind
11 specified in section 7.030, by unanimous consent of the board of
12 commissioners final action may be taken immediately or at a spe-
13 cial meeting called for that purpose, and no notice of the filing of
14 the copies of the proposed ordinance with the city clerk need be
15 published.

16 4. All ordinances [shall] must be signed by the mayor,
17 attested by the city clerk [, and shall be] and published by title,
18 together with the names of the members of the board of commis-
19 sioners voting for or against passage, in a newspaper qualified pur-
20 suant to the provisions of chapter 238 of NRS, [as amended from
21 time to time,] and published in the city [for] at least [one publi-
22 cation,] once, before the ordinance [shall become] becomes effec-
23 tive. The board of commissioners may, by majority vote, order the
24 publication of the ordinance in full in lieu of publication by title
25 only.

26 5. The city clerk shall record all ordinances in a register kept
27 for that purpose, together with the affidavits of publication by the
28 publisher.

29 SEC. 2. Section 2.120 of the above-entitled act, being chapter 515,
30 Statutes of Nevada 1971, as last amended by chapter 344, Statutes of
31 Nevada 1973, at page 429, is hereby amended to read as follows:

32 Sec. 2.120 Codification of ordinances; publication of code.

33 1. The board of commissioners may codify and publish a code
34 of its municipal ordinances in the form of a municipal code, which
35 code may, at the election of the board of commissioners, have incor-
36 porated therein a copy of this charter and such additional data as the
37 board of commissioners may prescribe. When [such] the code is
38 published, two copies [shall] must be filed with the librarian at the
39 supreme court law library.

40 2. The ordinances in the code [shall] must be arranged in
41 appropriate titles, chapters, [articles] and sections, excluding the
42 titles, enacting clauses, signature of the mayor, attestations and other
43 formal parts [.] of the ordinances.

44 3. The codification [shall] must be adopted by an ordinance and
45 may include amendments and additions to existing ordinances and
46 new matters unrelated thereto; and the only title necessary for the
47 ordinance [shall be,] is, "An ordinance for codifying and compiling
48 the general ordinances of the City of Las Vegas."

EXHIBIT C

SENATE BILL NO. 681

— 3 —

1 4. The codification may be amended or extended [by ordi-
2 nance.] by the insertion of new ordinances. Two copies of such ordi-
3 nances must be filed with the librarian at the supreme court law
4 library.

5 SEC. 3. Section 2.170 of the above-entitled act, being chapter 515,
6 Statutes of Nevada 1971, at page 1070, is hereby amended to read as fol-
7 lows:

8 Sec. 2.170 Powers of board of commissioners: Fire protection;
9 regulation of explosives, inflammable materials; fire codes and regu-
10 lations. The board of commissioners may:

11 1. Organize, regulate and maintain a fire department.

12 2. [Provide for the appointment of a fire chief and prescribe his
13 duties.

14 3.] Regulate or prohibit the storage of any explosive, com-
15 busible or inflammable material in or transported through the city,
16 and prescribe the [distance from any residential or commercial
17 area] location within the city where it may be kept.

18 [4.] 3. Establish, by ordinance, a fire code and other regula-
19 tions necessary to provide for the prevention of and protection
20 against fires and to carry out the purposes of this section.

21 4. Suspend or revoke the license of any business for failing to
22 comply with any regulations adopted pursuant to this section.

23 SEC. 4. Section 2.240 of the above-entitled act, being chapter 515,
24 Statutes of Nevada 1971, as amended by chapter 669, Statutes of
25 Nevada 1971, at page 2053, is hereby amended to read as follows:

26 Sec. 2.240 Powers of board of commissioners: Parking meters;
27 offstreet public parking facilities.

28 1. The board of commissioners may acquire, install, maintain,
29 operate and regulate parking meters at the curbs of the streets or
30 upon publicly owned property made available for public parking.
31 The parking fees to be charged for the use of the parking facilities
32 regulated by parking meters [shall] must be fixed by the board of
33 commissioners.

34 2. Except as otherwise provided by this charter, the board of
35 commissioners may acquire property within the city by any lawful
36 means, including eminent domain, for the purpose of establishing
37 offstreet public parking facilities for vehicles. The board of commis-
38 sioners may [, after an election is held in conformity with the provi-
39 sions of chapter 350 of NRS concerning municipal bond elections, as
40 amended from time to time, and the proposal for the issuance of the
41 bonds is approved as therein provided,] issue revenue bonds for the
42 purpose of acquiring such property and erecting such improvements
43 [thereon] on it as may be proper. The board of commissioners may,
44 in such bonds, pledge the onstreet parking revenues [, the general
45 credit of the city, or both,] to secure the payment of the principal
46 and interest [thereon.] on the bonds.

47 SEC. 5. Section 2.250 of the above-entitled act, being chapter 515,
48 Statutes of Nevada 1971, at page 1071, is hereby amended to read as
49 follows:

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Sec. 2.250 Powers of board of commissioners: Railroads. The board of commissioners may:

1. License, regulate, *establish* or prohibit [the location, construction or laying of tracks of any railroad or streetcar in] *any means of transportation which has a fixed guide or rail upon, over or under any public right of way.*
2. Grant franchises to any person, firm or corporation to operate [a railroad or streetcar] *such transportation upon public rights of way and adjacent property.*
3. Declare a nuisance and require the removal of the [tracks of any railroad or streetcar] *guides or rails of any such transportation in any public right of way.*
4. Condemn rights of way for any public purpose across [any railroad] *a right of way [.] which is owned or controlled by any person who owns such transportation.*
5. Prescribe the length of time any public right of way may be obstructed by [trains] *such transportation standing thereon.*
6. Require [railroad companies] *the owners of such transportation to provide any necessary protection against injuries to persons or property, to fence their tracks [and] , to construct cattle guards and crossings and to keep them in repair.*
7. *Prohibit the owners of such transportation from impairing the drainage of property which is adjacent to any right of way which is owned or controlled by them.*
8. *Subject to the provisions of NRS 704.300, compel the owners of such transportation to raise or lower its guides or rails to permit crossing them above or below grade as established by the city.*

SEC. 6. Section 7.030 of the above-entitled act, being chapter 515, Statutes of Nevada 1971, as amended by chapter 752, Statutes of Nevada 1973, at page 1576, is hereby amended to read as follows:

Sec. 7.030 Borrowing money.

1. Subject to the limitations imposed by this article, the city may borrow money for any corporate purpose, including without limitation any purpose expressly authorized by this charter or by [Nevada Revised Statutes] NRS for a city, and for such purpose may issue bonds or other securities. The Local Government Securities Law, except for securities issued under section 6.020, as amended from time to time, applies to all securities so issued.
2. The board of commissioners shall submit any proposal to borrow money, except [an interfund transfer or budget augmentation.] *short-term financing*, as defined and authorized by chapter 354 of NRS, [as amended from time to time, and except for] securities issued under section 6.020 [, but including] *and securities payable from pledged revenues, to the registered voters of the city in the manner provided by NRS 350.010 to 350.070, inclusive. [, as amended from time to time.]*
3. Any property tax levied to pay the principal of or interest on such indebtedness authorized under subsection 2 [shall] *must* be

EXHIBIT C

SENATE BILL NO. 681

— 5 —

1 levied upon all taxable property within the city, as provided in NRS
2 350.590 to 350.602, inclusive. [as from time to time amended.]
3 4. Any ordinance pertaining to the sale or issuance of bonds or
4 other securities, including [.] without limitation, securities issued
5 under section 6.020, may be adopted in the same manner as is pro-
6 vided for cases of emergency. A declaration by the board of com-
7 missioners in any ordinance that it is of this kind [shall be] is
8 conclusive in the absence of fraud or gross abuse of discretion.

EXHIBIT D

SENATE BILL NO. 679

(REPRINTED WITH ADOPTED AMENDMENTS)
FIRST REPRINT

S. B. 679

SENATE BILL NO. 679—COMMITTEE ON
GOVERNMENT AFFAIRS

MAY 14, 1981

Referred to Committee on Government Affairs

SUMMARY—Transfers employees of equal rights commission to
classified service. (BDR 18-2026)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.

EXPLANATION—Matter in *italics* is new; matter in brackets [] is material to be omitted.

AN ACT relating to the equal rights commission; transferring its employees to the classified service of the state; and providing other matters properly relating thereto.

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

- 1 SECTION 1. NRS 233.050 is hereby amended to read as follows:
2 233.050 1. The governor shall appoint a chairman of the commis-
3 sion and the members shall elect a secretary from the membership of
4 the commission.
5 2. The commission shall meet at least twice a year on the call of
6 the chairman at a place designated by the chairman or a majority of the
7 commission.
8 3. [Employees] *The employees* of the commission [shall be] *are* in
9 the [unclassified] *classified* service of the state. [and shall receive annual
10 salaries in the amounts determined pursuant to the provisions of NRS
11 284.182.]
12 SEC. 2. This act shall become effective upon passage and approval.

EXHIBIT E

ASSEMBLY BILL NO. 646

A. B. 646

ASSEMBLY BILL NO. 646—ASSEMBLYMAN GLOVER

MAY 11, 1981

Referred to Committee on Government Affairs

SUMMARY—Increases availability of separate bank accounts for county financial administration. (BDR 31-1617)

**FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.**

EXPLANATION—Matter in *italics* is new; matter in brackets [] is material to be omitted.

AN ACT relating to county financial administration; increasing the availability of separate bank accounts; and providing other matters properly relating thereto.

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

1. SECTION 1. NRS 354.603 is hereby amended to read as follows:
2 354.603 Notwithstanding any other provisions of law, in counties
3 with a population of less than [20,000:] 100,000:
4 1. The board of trustees of any county school district or the board of
5 hospital trustees of any county hospital may establish and administer
6 separate accounts in any bank whose deposits are insured by the Federal
7 Deposit Insurance Corporation or in any savings and loan association
8 whose deposits if made by the state, a local government or an agency of
9 either are insured by the Federal Savings and Loan Insurance Corpora-
10 tion for money deposited by the county treasurer which is by law to be
11 administered and expended by those boards. The county treasurer shall
12 transfer the money to such a separate account when the following condi-
13 tions are met:
14 (a) The board of trustees of the county school district or the board
15 of hospital trustees of the county hospital adopts a resolution declaring
16 an intention to establish and administer a separate account in accordance
17 with the provisions of this section.
18 (b) The board of trustees of the county school district or the board of
19 hospital trustees of the county hospital sends a certificate to the county
20 treasurer, the county auditor, the board of county commissioners and, in
21 the case of the board of trustees of the county school district, to the
22 [state] department of education, attested by the secretary of the board;
23 declaring the intention of the board to establish and administer a separate
24 account in accordance with the provisions of this section.
25 (c) The board of trustees of the county school district or the board of

EXHIBIT E

ASSEMBLY BILL NO. 646

— 2 —

- 1 hospital trustees of the county hospital submits monthly reports, listing
2 all transactions involving the separate account, to the county treasurer,
3 the county auditor, the board of county commissioners, and, in the case
4 of the board of trustees of the county school district, to the [state]
5 department of education. The reports must be certified by the secretary of
6 the board. In addition, the board shall give a full account and record of
7 all money in such an account upon request of the board of county com-
8 missioners.
- 9 2. The separate account of the board of trustees of the county school
10 district established under the provisions of this section must be composed
11 of two funds:
12 (a) The county school district fund; and
13 (b) The county school district building and sites fund.
- 14 3. The separate account established by the board of county hospital
15 trustees is designated the county hospital fund.
- 16 4. No expenditures from either account may be made in excess of
17 the balance of the account.
- 18 5. Such an account must support all expenditures properly related to
19 the purpose of the fund, excluding direct payments of principal and
20 interest on general obligation bonds, and including, but not limited to
21 debt service, capital projects, capital outlay and operating expenses.
- 22 6. The board of county commissioners, if it determines that there is
23 clear evidence of misuse or mismanagement of funds in any separate
24 account, may order the closing of the account and the return of the money
25 to the county treasury to be administered in accordance with existing
26 provisions of law. The board of trustees of the county school district or
27 the board of hospital trustees of the county hospital is entitled to a hear-
28 ing before the board of county commissioners.
- 29 SEC. 2. NRS 387.170 is hereby amended to read as follows:
30 387.170 1. There is hereby created in each county treasury a fund
31 to be designated as the county school district fund, except as otherwise
32 provided in subsection 2.
33 2. In counties with a population of less than [20,000,] 100,000, all
34 money received by the county treasurer under the provisions of NRS
35 387.175 may be transferred to a separate account established and admin-
36 istered by the board of trustees of the county school district under the
37 provisions of NRS 354.603.
- 38 SEC. 3. NRS 450.250 is hereby amended to read as follows:
39 450.250 1. The board of hospital trustees have the exclusive control
40 of:
41 (a) The expenditures of all money collected to the credit of the hos-
42 pital fund.
43 (b) The purchase of the site or sites.
44 (c) The purchase or construction of any hospital building or buildings.
45 (d) The supervision, care and custody of the grounds, rooms or build-
46 ings purchased, constructed, leased or set apart for that purpose.
47 2. With the approval of the board of county commissioners, the
48 board of hospital trustees may lease buildings for medical purposes or for
49 purposes of related health care activities.
50 3. All money received for the hospital must be deposited in the

EXHIBIT E

ASSEMBLY BILL NO. 646

— 3 —

1 county treasury of the county in which the hospital is situated to the
2 credit of the hospital fund, and paid out only upon warrants drawn by
3 the board of hospital trustees of the county or counties upon properly
4 authenticated vouchers of the board of hospital trustees, after their
5 approval by the county auditor, except as provided in subsection 4.
6 4. All money received for a hospital which is located in a county
7 having a population of less than ~~[20,000]~~ 100,000 may be deposited in
8 a separate account established and administered by the board of hospital
9 trustees under the provisions of NRS 354.603.

EXHIBIT F

ASSEMBLY BILL NO. 597

(REPRINTED WITH ADOPTED AMENDMENTS)

SECOND REPRINT

A. B. 597

ASSEMBLY BILL NO. 597—COMMITTEE ON ELECTIONS

MAY 1, 1981

Referred to Committee on Elections

SUMMARY—Requires of candidates for legislature additional information on residence. (BDR 24-1907)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.

EXPLANATION—Matter in *italics* is new; matter in brackets [] is material to be omitted.

AN ACT relating to elections; requiring of candidates for the state legislature additional information on their residency; and providing other matters properly relating thereto.

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

1 SECTION 1. Chapter 293 of NRS is hereby amended by adding
2 thereto a new section which shall read as follows:

3 *A candidate for the office of state senator or assemblyman shall execute and file with his declaration of candidacy or acceptance of candidacy a declaration of residency which must be in substantially the*
4 *following form:*
5

6 *I, the undersigned do swear (or affirm) that I have been a citizen*
7 *resident of this state as required by NRS 218.010 and have resided*
8 *at the following residence or residences during the 12 months immediately preceding the filing of my declaration or acceptance of candidacy.*
9

10
11	Street Address	Street Address
12
13	City or Town	City or Town
14
15	State	State
16	From.....To.....	From.....To.....
17	Dates of Residency	Dates of Residency
18
19	Street Address	Street Address
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21	City or Town	City or Town
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23	City or Town	City or Town

EXHIBIT F

ASSEMBLY BILL NO. 597

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1	-----	-----
2	State	State
3	From	From
4	To	To
5	Dates of Residency	Dates of Residency

(Attach additional sheet or sheets of residences as necessary)

NEVADA REVISED STATUTES 278

GENERAL AUTHORITIES ON PLANNING, ZONING, & SUBDIVISIONS

PAGE 10149

278.010 (5) Final Map

5. "Final map" means a map prepared in accordance with the provisions of NRS 278.010 to 278.630, inclusive, and those of any applicable local ordinance, which is designed to be placed on record in the office of the county recorder of the county in which any part of the subdivision is located or the recorder of Carson City.

(7) Improvement

7. "Improvement" means such street work and utilities to be installed on land dedicated or to be dedicated for streets and easements as are necessary for general use of property owners in the subdivision and local neighborhood traffic and drainage needs.

(8) Local Ordinance

8. "Local ordinance" means an ordinance enacted by the governing body of any city or county, under the powers granted in NRS 278.010 to 278.630, inclusive, and within the limitations therein set forth, regulating the design and improvement of land subdivisions. A certified copy of the ordinance and amendments thereto shall be recorded in the office of the county recorder or the recorder of Carson City.

PAGE 10150

(14)

14. "Tentative map" means a map made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it.

PAGE 10150

278.020 (1 & 2)

278.020 Governing bodies empowered to regulate land improvement and location of structures for general welfare.

(1)

1. For the purpose of promoting health, safety, morals, or the general welfare of the community, the governing bodies of cities and counties are authorized and empowered to regulate and restrict the improvement of land and to control the location and soundness of structures.

(2)

2. Any such regulation, restriction and control shall take into account the potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment.

PAGE 10159-60

278.160

Subject matter of master plan basis for the physical development of community and contains the following elements: Community design--Standards and principles governing the subdivision of land and suggestive patterns for community design and development. Conservation plan, economic plan, housing, land use, population, public buildings, public services and facilities, recreation, seismic safety, solid waste, streets and highways (general locations and widths of comprehensive street plan), transit, transportation, commission may adopt additional elements.

EXHIBIT G

GENERAL AUTHORITIES ON PLANNING, ZONING, & SUBDIVISIONS (CONT.)

PAGE 10163

278.230 (1 & 2)

Governing body shall determine reasonable and practical means for putting master plan into effect to serve as pattern and guide for that kind of orderly physical growth and development of city.

PAGE 10164

278.250 (1-3)

278.250 Zoning districts and regulations.

1. For the purposes of NRS 278.010 to 278.630 inclusive, the governing body may divide the city, county or region into zoning districts of such number, shape and area as are best suited to carry out the purposes of NRS 278.010 to 278.630, inclusive. Within the zoning district it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.
2. The zoning regulations shall be adopted in accordance with the master plan for land use and shall be designed:
 - (a) To preserve the quality of air and water resource.
 - (b) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.
 - (c) To provide for recreational needs.
 - (d) To protect life and property in areas subject to floods, landslides and other natural disasters.
 - (e) To conform to the adopted population plan, if required by NRS 278.170.
 - (f) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services.
 - (g) To ensure that the development on land is commensurate with the character and the physical limitations of the land.
 - (h) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.
 - (i) To promote health and the general welfare.
3. The zoning regulations shall be adopted with reasonable consideration among other things, to the character of the area and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city, county or region.

GENERAL AUTHORITIES ON PLANNING, ZONING, & SUBDIVISIONS (CONT.)

PAGE 10169

278.326 (1&2)

- 278.326 Local ordinances to be enacted governing subdivision improvements and related subjects.
1. Local subdivision ordinances shall be enacted by the governing body of every incorporated city and every county, prescribing regulations which, in addition to the provisions of NRS 278.010 to 278.630, inclusive, govern matters of improvements, mapping, accuracy, engineering and related subjects, but shall not be in conflict with NRS 278.010 to NRS 278.630, inclusive.
 2. The subdivider shall comply with the provisions of the appropriate local ordinance before the final map is approved.

TENTATIVE & FINAL MAP PROCESS AND AUTHORITIES

PAGE 10170

278.330

Subdivider files with commission. Commission distributes maps to all state and local reviewing agencies.

PAGE 10170

278.335 (1)

Division of water resources; division of environmental protection of the state department of conservation and natural resources, state health or district health in Washoe and Clark review map and comment.

PAGE 10171

278.335 (3)

District health certifies the subdivision meets all requirements of law concerning sewage disposal, water pollution, water quality and water supply facilities.

PAGE 10172

278.346 (1 & 2)

Entity files with board of school trustees who determine if school site necessary.

PAGE 10173

278.347

Entity files tentative map for review by general improvement district and shall consider their comments.

PAGE 10173-74

278.349 (1 & 2)

Governing body shall approve, conditionally approve or disapprove a tentative map.

278.349 (3)

3. The governing body shall consider:

- (a) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- (b) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- (c) Availability and accessibility of utilities;
- (d) Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation and parks;
- (e) General conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (f) General conformity with the governing body's master plan of streets and highways;
- (g) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (h) Physical land characteristics such as flood plain, slope, soil; and
- (i) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.335.

TENTATIVE & FINAL MAP PROCESS AND AUTHORITIES (CONT.)

PAGE 10174

278.349 (5)

Governing body shall not approve a tentative map if taxes on land are delinquent.

PAGE 10174

278.349 (6)

Any disapproval or conditional approval of tentative map must include statement of reason for such action.

PAGE 10175

278.371 (2)

Final monuments shall be set prior to recordation of final map or subdivider furnishes performance bond in an amount determined by local government to guarantee setting.

PAGE 10176

278.372

Section sets forth engineering map criteria.

PAGE 10177

278.372 (11)

The final map shall also satisfy any additional survey and map requirements of the local ordinance.

PAGE 10177

278.372

All certificates and acknowledgments required by 278.374 - 278.378 shall appear on final map.

PAGE 10177

278.374 (1)

Final map shall include certificate from owner of land consenting to preparation and recordation; offering for dedication land for public purpose; reserving any parcel from dedication; granting of utility easements.

PAGE 10177

278.374 (3)

Local government may by ordinance require a title company to certify the owners signing; list any lien or mortgage holders of record.

PAGE 10177

278.375

Certificate of registered land surveyor responsible for survey on final map.

PAGE 10178

278.376

Certificate by county surveyor or city or county engineer on final map certifying map technically correct and either monuments set or proper bond posted for them.

PAGE 10178

278.377 (1) (a)

278.377 Certificates by state agencies.

PAGE 10178 (Cont.)

278.377 (1)(a)

TENTATIVE & FINAL MAP PROCESS AND AUTHORITIES (CONT.)

1. A final map presented for filing must include a certificate by:
 - (a) The health division of the department of human resources, or the local agency acting pursuant to NRS 278.335 indicating that the final map is approved concerning sewage disposal, water pollution, water quality and water supply facilities. The health division or local agency may not issue a certificate unless it has received written verification from the division of environmental protection of the state department of conservation and natural resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

PAGE 10179

278.377 (1)(b)

- (b) The division of water resources of the state department of conservation and natural resources, showing that the final map is approved concerning water quantity.

PAGE 10179

278.377 (3)

Copy of certificate from the division of water resources to be supplied to purchasers by subdivider.

PAGE 10179

278.378 (1)

Certificate on final map by clerk of governing body that the body approved map and accepts or rejects dedications for public use.

PAGE 10179

278.378 (2)

Planning commission, planning director or clerk of governing body certifies on final map that the final map substantially complies with the tentative map and all conditions have been met.

PAGE 10179-80

278.380 (1, 2, & 3)

278.380

Approval of final map by governing body: Acceptance of dedications; requirements to improve streets or easements; security.

1. ~~Upon receipt of the final map and report of the planning commission; the governing body shall at its next meeting, or within a period of not more than 10 days after such filing, approve the map, if it conforms to all the requirements of NRS 278.010 to 278.630, inclusive, and of any local ordinance applicable at the time of approval of the tentative map, or any rulings made thereunder.~~
2. The governing body shall at that time also accept or reject any or all offers of dedication and may, as a condition precedent to the acceptance of any streets or easements, require that the subdivider improve or agree to improve the streets or easements.

PAGE 10179-80 (Cont.)

278.380 (1)

PAGE 10180

278.385

PAGE 10180

278.390

PAGE 10180

278.460 (1)

TENTATIVE & FINAL MAP PROCESS AND AUTHORITIES (CONT.)

3. If an agreement for a required improvement is entered into, the governing body may require that the agreement be secured by a good and sufficient bond or other security in the amount determined by the governing body.

Governing body shall not approve final map served by public water system unless there is plan for installation of water meters.

Title to dedicated property passes when final map recorded; offer of dedication may remain open.

County Recorder shall not record final map unless it contains all required certificates.

EXHIBIT H

SENATE BILL NO. 656

(REPRINTED WITH ADOPTED AMENDMENTS)

FIRST REPRINT

S. B. 656

SENATE BILL NO. 656—COMMITTEE ON
GOVERNMENT AFFAIRS

MAY 8, 1981

Referred to Committee on Government Affairs

SUMMARY—Prohibits certain discrimination against manufactured dwellings in local planning and zoning. (BDR 22-1946)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State or on Industrial Insurance: No.

EXPLANATION—Matter in *italics* is new; matter in brackets [] is material to be omitted.

AN ACT relating to planning and zoning; prohibiting certain discrimination against manufactured dwellings; and providing other matters properly relating thereto.

The People of the State of Nevada, represented in Senate and Assembly, do enact as follows:

- 1 SECTION 1. Chapter 278 of NRS is hereby amended by adding
2 thereto a new section which shall read as follows:
3 1. *A commission shall not prepare or adopt a master plan or any*
4 *standards which would preclude a manufactured dwelling from being put*
5 *on a permanent foundation on a lot in any area planned for single-family*
6 *dwellings.*
7 2. *A governing body shall not enact any zoning ordinance which pre-*
8 *vents the location of manufactured dwellings as permanent residences in*
9 *areas designated for single-family residences.*
10 3. *A governing body shall apply to manufactured dwellings and the*
11 *lots on which they are to be placed the same requirements which are*
12 *applied to conventional single-family dwellings, including requirements*
13 *for:*
14 *(a) Setback of buildings;*
15 *(b) Side space and rear yards;*
16 *(c) Enclosures, access and vehicle parking;*
17 *(d) Architectural and aesthetic considerations; and*
18 *(e) Minimum square footage.*
19 *Any architectural requirements imposed on manufactured dwellings,*
20 *exclusive of those for additional enclosures, must be limited to require-*
21 *ments relating to overhang of roofs and material used for exterior roofing*
22 *or siding.*
23 4. *As used in this section "manufactured dwelling" means any resi-*
24 *dential dwelling which meets:*

EXHIBIT H

SENATE BILL NO. 656

— 2 —

- 1 (a) The requirements of the building and construction codes listed in
- 2 NRS 461.170 and bears the appropriate approval insignia required by
- 3 NRS 461.190; or
- 4 (b) Construction and safety standards which have been established by
- 5 the Secretary of Housing and Urban Development pursuant to 42 U.S.C.
- 6 § 5403 and are effective on the date of passage of this act.