

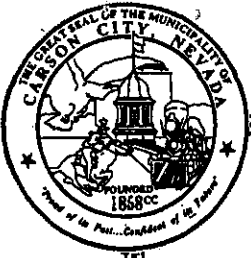
DISCLAIMER

Electronic versions of the exhibits in these minutes may not be complete.

This information is supplied as an informational service only and should not be relied upon as an official record.

Original exhibits are on file at the Legislative Counsel Bureau Research Library in Carson City.

Contact the Library at (775) 684-6827 or library@lcb.state.nv.us.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

February 11, 2003

Nevada State Senate
Committee on Government Affairs

Addendum to SB54:

When this bill was being drafted it was recognized that it would affect both owner occupied and rental properties. By municipal statute, property owners, not necessarily the property occupants, are responsible for paying the municipal utility bills. In Carson City, the percentage of water turn offs in 2002 for owner occupied housing was about the same as for rental properties. Still, the incentive for an owner to keep the utilities current so as to avoid a lien is higher than for a tenant, should the tenant be delegated responsibility for keeping the utility charges current by the property owner. To ensure that landlords are aware of any upcoming local ordinance change that would try to take advantage of the new authority granted by SB54 there are several landlord information actions that would be performed.

1. A notice in all utility bills describing the lien process for unpaid utility bills.
2. Notification to the multiple listing service.
3. Publicity in the local newspaper.
4. A paid advertisement in the local newspaper.
5. An informational note in the next annual property tax bill.
6. Direct mail contact with licensed property management companies and known landlords informing them of this change.
7. Notification of the Chamber of Commerce.
8. Should our billing system permit, a notice on all delinquent bills.

I hope that this list satisfies you as being both informative and proactive.

Thank you.

Alvin P. Kramer
Carson City Treasurer

EXHIBIT E Committee on Government Affairs

Date: 2/12/03 Page 1 of 1

ALVIN P. KRAMER, TREASURER

201 North Carson Street, Suite #5 • Carson City, Nevada 89701
(775) 887-2092 • Fax: (775) 887-2139

Treasurer
Extension
1500

Tax Receiver
Extension
1504

Business License
Extension
1503 & 1506

Parking Enforcement
Extension
1504

Water/Sewer Collection
Extension
1505