
SENATE BILL NO. 113—COMMITTEE ON GOVERNMENT AFFAIRS

(ON BEHALF OF CARSON CITY)

FEBRUARY 13, 2003

Referred to Committee on Government Affairs

SUMMARY—Revises manner of valuing certain property that becomes exempt from taxation for purposes of allocating certain tax revenue among taxing agencies and redevelopment agency. (BDR 22-263)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to redevelopment; revising the manner of valuing certain property that becomes exempt from taxation for the purposes of allocating certain tax revenue among taxing agencies and a redevelopment agency; 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 279.676 is hereby amended to read as follows:
2 279.676 1. Any redevelopment plan may contain a provision
3 that taxes, if any, levied upon taxable property in the redevelopment
4 area each year by or for the benefit of the State, any city, county,
5 district or other public corporation, after the effective date of the
6 ordinance approving the redevelopment plan, must be divided as
7 follows:
8 (a) That portion of the taxes which would be produced by
9 the rate upon which the tax is levied each year by or for each of
10 the taxing agencies upon the total sum of the assessed value of the
11 taxable property in the redevelopment area as shown upon the
12 assessment roll used in connection with the taxation of the property
13 by the taxing agency, last equalized before the effective date of the



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1 ordinance, must be allocated to and when collected must be paid
2 into the funds of the respective taxing agencies as taxes by or for
3 such taxing agencies on all other property are paid. To allocate taxes
4 levied by or for any taxing agency or agencies which did not include
5 the territory in a redevelopment area on the effective date of the
6 ordinance but to which the territory has been annexed or otherwise
7 included after the effective date, the assessment roll of the county
8 last equalized on the effective date of the ordinance must be used in
9 determining the assessed valuation of the taxable property in the
10 redevelopment area on the effective date. If property which was
11 shown on the assessment roll used to determine the amount of taxes
12 allocated to the taxing agencies is transferred to the State and
13 becomes exempt from taxation, the assessed valuation of the exempt
14 property as shown on ~~that~~ *the assessment roll last equalized*
15 *before the date on which the property was transferred to the State*
16 must be subtracted from the assessed valuation used to determine
17 the amount of revenue allocated to the taxing agencies.

18 (b) Except as otherwise provided in paragraphs (c) and (d) and
19 NRS 540A.265, that portion of the levied taxes each year in excess
20 of the amount set forth in paragraph (a) must be allocated to and
21 when collected must be paid into a special fund of the
22 redevelopment agency to pay the costs of redevelopment and to pay
23 the principal of and interest on loans, money advanced to, or
24 indebtedness, whether funded, refunded, assumed, or otherwise,
25 incurred by the redevelopment agency to finance or refinance, in
26 whole or in part, redevelopment. Unless the total assessed valuation
27 of the taxable property in a redevelopment area exceeds the total
28 assessed value of the taxable property in the redevelopment area as
29 shown by the ~~last equalized~~ assessment roll ~~referred to in~~
30 ~~paragraph (a),~~ *last equalized before the effective date of the*
31 *ordinance approving the redevelopment plan, less the assessed*
32 *valuation of any exempt property subtracted pursuant to*
33 *paragraph (a),* all of the taxes levied and collected upon the taxable
34 property in the redevelopment area must be paid into the funds of
35 the respective taxing agencies. When the redevelopment plan is
36 terminated pursuant to the provisions of NRS 279.438 and 279.439
37 and all loans, advances and indebtedness, if any, and interest
38 thereon, have been paid, all money thereafter received from taxes
39 upon the taxable property in the redevelopment area must be paid
40 into the funds of the respective taxing agencies as taxes on all other
41 property are paid.

42 (c) That portion of the taxes in excess of the amount set forth in
43 paragraph (a) that is attributable to a tax rate levied by a taxing
44 agency to produce revenues in an amount sufficient to make annual
45 repayments of the principal of, and the interest on, any bonded



1 indebtedness that was approved by the voters of the taxing agency
2 on or after November 5, 1996, must be allocated to and when
3 collected must be paid into the debt service fund of that taxing
4 agency.

5 (d) That portion of the taxes in excess of the amount set forth in
6 paragraph (a) that is attributable to a new or increased tax rate levied
7 by a taxing agency and was approved by the voters of the taxing
8 agency on or after November 5, 1996, must be allocated to and
9 when collected must be paid into the appropriate fund of the taxing
10 agency.

11 2. Except as otherwise provided in subsection 3, in any fiscal
12 year, the total revenue paid to a redevelopment agency must not
13 exceed:

14 (a) In a municipality whose population is 100,000 or more, an
15 amount equal to the combined tax rates of the taxing agencies for
16 that fiscal year multiplied by 10 percent of the total assessed
17 valuation of the municipality.

18 (b) In a municipality whose population is less than 100,000, an
19 amount equal to the combined tax rates of the taxing agencies for
20 that fiscal year multiplied by 15 percent of the total assessed
21 valuation of the municipality.

22 If the revenue paid to a redevelopment agency must be limited
23 pursuant to paragraph (a) or (b) and the redevelopment agency has
24 more than one redevelopment area, the redevelopment agency shall
25 determine the allocation to each area. Any revenue which would be
26 allocated to a redevelopment agency but for the provisions of this
27 section must be paid into the funds of the respective taxing agencies.

28 3. The taxing agencies shall continue to pay to a
29 redevelopment agency any amount which was being paid before
30 July 1, 1987, and in anticipation of which the agency became
31 obligated before July 1, 1987, to repay any bond, loan, money
32 advanced or any other indebtedness, whether funded, refunded,
33 assumed or otherwise incurred.

34 4. For the purposes of this section, the assessment roll last
35 equalized before the effective date of the ordinance approving the
36 redevelopment plan is the assessment roll in existence on March 15
37 immediately preceding the effective date of the ordinance.

38 **Sec. 2.** This act becomes effective upon passage and approval.

