

Assembly Bill No. 333–Assemblywoman Duran

CHAPTER.....

AN ACT relating to housing; requiring, under certain circumstances, a housing authority to perform an inspection of and have certain repairs made to certain dwelling units; eliminating the applicability of the Local Government Budget and Finance Act to a regional housing authority and the commissioners of a regional housing authority; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law creates local housing authorities and the Nevada Rural Housing Authority to operate housing projects for persons of low income in this State. (NRS 315.320, 315.440, 315.977, 315.988) Existing law also authorizes two or more housing authorities in a county whose population is 700,000 or more (currently only Clark County) to form a regional housing authority for such purposes. (NRS 315.7805) **Section 1** of this bill requires each housing authority in this State to conduct an inspection of each dwelling unit that is owned or managed by the housing authority and any dwelling unit leased pursuant to certain federal law. (42 U.S.C. § 1437f) **Section 1** further requires: (1) the housing authority to obtain the handwritten or electronic signature of the tenant after performing the inspection to confirm that the inspection was conducted; and (2) the housing authority, or the housing authority in coordination with the owner of certain privately owned dwelling units, to ensure that all necessary repairs are made as soon as practicable after the inspection to ensure that the dwelling unit is in a decent, safe and sanitary condition.

The Local Government Budget and Finance Act sets forth various requirements, procedures and limitations relating to the financial administration of local governments. (NRS 354.470-354.626) For the purposes of the Act, a regional housing authority is a local government. (NRS 354.474, 354.536) **Sections 3 and 4** of this bill eliminate a regional housing authority and the commissioners of a regional housing authority, respectively, from the definitions of “local government” and “governing body” so that the Act no longer applies to a regional housing authority or its commissioners.

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

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 315 of NRS is hereby amended by adding thereto a new section to read as follows:

1. Each housing authority in this State shall conduct an inspection of each dwelling unit owned or managed by the housing authority and any dwelling unit leased pursuant to 42 U.S.C. § 1437f, on a regular basis as required by the United States Department of Housing and Urban Development. After



performing such an inspection, the housing authority shall obtain the handwritten or electronic signature of the tenant to confirm that the inspection was conducted.

2. If an inspection conducted pursuant to subsection 1 identifies necessary repairs, the housing authority or the housing authority in coordination with the private owner, as applicable, shall ensure that all necessary repairs are made as soon as practicable after the inspection so that the dwelling unit is in a decent, safe and sanitary condition.

3. As used in this section, "housing authority" has the meaning ascribed to it in NRS 315.021. The term includes, without limitation, a regional housing authority and the Nevada Rural Housing Authority.

Sec. 2. (Deleted by amendment.)

Sec. 3. NRS 354.474 is hereby amended to read as follows:

354.474 1. Except as otherwise provided in subsections 2 and 3, the provisions of NRS 354.470 to 354.626, inclusive, apply to all local governments. For the purpose of NRS 354.470 to 354.626, inclusive:

(a) "Local government" means every political subdivision or other entity which has the right to levy or receive money from ad valorem or other taxes or any mandatory assessments, and includes, without limitation, counties, cities, towns, boards, school districts and other districts organized pursuant to chapters 244A, 318, 318A and 379 of NRS, NRS 450.550 to 450.750, inclusive, and chapters 474, 541, 543 and 555 of NRS, and any agency or department of a county or city which prepares a budget separate from that of the parent political subdivision.

(b) "Local government" includes ~~the~~

~~—(1) The~~ *the* Nevada Rural Housing Authority for the purpose of loans of money from a local government in a county whose population is less than 100,000 to the Nevada Rural Housing Authority in accordance with NRS 354.6118. The term does not include the Nevada Rural Housing Authority for any other purpose.

~~[(2) A regional authority formed pursuant to NRS 315.7805 but, except as otherwise provided in subparagraph (1), does not include any other housing authority created by or pursuant to chapter 315 of NRS.]~~

2. An irrigation district organized pursuant to chapter 539 of NRS shall fix rates and levy assessments as provided in NRS 539.667 to 539.683, inclusive. The levy of such assessments and the posting and publication of claims and annual financial statements as required by chapter 539 of NRS shall be deemed compliance with



the budgeting, filing and publication requirements of NRS 354.470 to 354.626, inclusive, but any such irrigation district which levies an ad valorem tax shall comply with the filing and publication requirements of NRS 354.470 to 354.626, inclusive, in addition to the requirements of chapter 539 of NRS.

3. An electric light and power district created pursuant to chapter 318 of NRS shall be deemed to have fulfilled the requirements of NRS 354.470 to 354.626, inclusive, for a year in which the district does not issue bonds or levy an assessment if the district files with the Department of Taxation a copy of all documents relating to its budget for that year which the district submitted to the Rural Utilities Service of the United States Department of Agriculture.

Sec. 4. NRS 354.536 is hereby amended to read as follows:

354.536 “Governing body” means the board, council, commission or other body in which the general legislative and fiscal powers of the local government are vested. ~~[The term includes, without limitation, the commissioners of a regional authority formed pursuant to NRS 315.7805, if the general legislative and fiscal powers of the regional authority are vested in the commissioners.]~~

