

ASSEMBLY BILL NO. 333—ASSEMBLYWOMAN DURAN

MARCH 17, 2023

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing housing authorities. (BDR 25-184)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact. Effect on the State: Yes.

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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 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:

1 Existing law creates local housing authorities and the Nevada Rural Housing
2 Authority to operate housing projects for persons of low income in this State. (NRS
3 315.320, 315.440, 315.977, 315.988) Existing law also authorizes two or more
4 housing authorities in a county whose population is 700,000 or more (currently
5 only Clark County) to form a regional housing authority for such purposes. (NRS
6 315.7805) **Section 1** of this bill requires each housing authority in this State to
7 conduct an inspection of each dwelling unit that is owned or managed by the
8 housing authority and any dwelling unit leased pursuant to certain federal law. (42
9 U.S.C. § 1437f) **Section 1** further requires: (1) the housing authority to obtain the
10 handwritten or electronic signature of the tenant after performing the inspection to
11 confirm that the inspection was conducted; and (2) the housing authority, or the
12 housing authority in coordination with the owner of certain privately owned
13 dwelling units, to ensure that all necessary repairs are made as soon as practicable
14 after the inspection to ensure that the dwelling unit is in a decent, safe and sanitary
15 condition.

16 The Local Government Budget and Finance Act sets forth various
17 requirements, procedures and limitations relating to the financial administration of
18 local governments. (NRS 354.470-354.626) For the purposes of the Act, a regional
19 housing authority is a local government. (NRS 354.474, 354.536) **Sections 3 and 4**
20 of this bill eliminate a regional housing authority and the commissioners of a



21 regional housing authority, respectively, from the definitions of “local government”
22 and “governing body” so that the Act no longer applies to a regional housing
23 authority or its commissioners.

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

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

3 ***1. Each housing authority in this State shall conduct an***
4 ***inspection of each dwelling unit owned or managed by the***
5 ***housing authority and any dwelling unit leased pursuant to 42***
6 ***U.S.C. § 1437f, on a regular basis as required by the United States***
7 ***Department of Housing and Urban Development. After***
8 ***performing such an inspection, the housing authority shall obtain***
9 ***the handwritten or electronic signature of the tenant to confirm***
10 ***that the inspection was conducted.***

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

17 ***3. As used in this section, “housing authority” has the***
18 ***meaning ascribed to it in NRS 315.021. The term includes, without***
19 ***limitation, a regional housing authority and the Nevada Rural***
20 ***Housing Authority.***

21 **Sec. 2.** (Deleted by amendment.)

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

23 354.474 1. Except as otherwise provided in subsections 2 and
24 3, the provisions of NRS 354.470 to 354.626, inclusive, apply to all
25 local governments. For the purpose of NRS 354.470 to 354.626,
26 inclusive:

27 (a) “Local government” means every political subdivision or
28 other entity which has the right to levy or receive money from ad
29 valorem or other taxes or any mandatory assessments, and includes,
30 without limitation, counties, cities, towns, boards, school districts
31 and other districts organized pursuant to chapters 244A, 318, 318A
32 and 379 of NRS, NRS 450.550 to 450.750, inclusive, and chapters
33 474, 541, 543 and 555 of NRS, and any agency or department of a
34 county or city which prepares a budget separate from that of the
35 parent political subdivision.

36 (b) “Local government” includes ~~‡~~
37 ~~—(1) The‡~~ *the* Nevada Rural Housing Authority for the
38 purpose of loans of money from a local government in a county



1 whose population is less than 100,000 to the Nevada Rural Housing
2 Authority in accordance with NRS 354.6118. The term does not
3 include the Nevada Rural Housing Authority for any other purpose.

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

8 2. An irrigation district organized pursuant to chapter 539 of
9 NRS shall fix rates and levy assessments as provided in NRS
10 539.667 to 539.683, inclusive. The levy of such assessments and the
11 posting and publication of claims and annual financial statements as
12 required by chapter 539 of NRS shall be deemed compliance with
13 the budgeting, filing and publication requirements of NRS 354.470
14 to 354.626, inclusive, but any such irrigation district which levies an
15 ad valorem tax shall comply with the filing and publication
16 requirements of NRS 354.470 to 354.626, inclusive, in addition to
17 the requirements of chapter 539 of NRS.

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

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

27 354.536 "Governing body" means the board, council,
28 commission or other body in which the general legislative and fiscal
29 powers of the local government are vested. ~~[The term includes,
30 without limitation, the commissioners of a regional authority formed
31 pursuant to NRS 315.7805, if the general legislative and fiscal
32 powers of the regional authority are vested in the commissioners.]~~

