

SENATE BILL NO. 158—SENATOR FLORES

PREFILED FEBRUARY 2, 2025

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions exempting certain work from the provisions governing the licensure and regulation of contractors. (BDR 54-960)

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

~

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

AN ACT relating to contractors; revising provisions exempting certain work from the provisions governing the licensure and regulation of contractors; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law provides for the licensure and regulation of contractors. (Chapter
2 624 of NRS) Existing law also provides that the provisions of existing law
3 governing the licensure and regulation of contractors do not apply to any work to
4 repair or maintain property, the value of which is less than \$1,000, including labor
5 and materials, unless certain circumstances exist. (NRS 624.031) This bill increases
6 that monetary threshold to \$5,000 and excludes the value of materials from that
7 threshold.

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

1 **Section 1.** NRS 624.031 is hereby amended to read as follows:
2 624.031 The provisions of this chapter do not apply to:

3 1. Work performed exclusively by an authorized representative
4 of the United States Government, the State of Nevada, or an
5 incorporated city, county, irrigation district, reclamation district, or
6 other municipal or political corporation or subdivision of this State.

7 2. Any entity that is recognized as exempt under section
8 501(c)(3) of the Internal Revenue Code, 26 U.S.C. § 501(c)(3),
9 which:



1 (a) Enters into a contract or other agreement with the State of
2 Nevada, or an incorporated city, county, irrigation district,
3 reclamation district, or other municipal or political corporation or
4 subdivision of this State, to facilitate the repair or maintenance of
5 properties, including, without limitation, weatherization and energy
6 efficiency services;

7 (b) Facilitates work to be performed on such a property by a
8 person licensed pursuant to this chapter; and

9 (c) Is a party with the owner of such a property and a person
10 licensed pursuant to this chapter to a contract or agreement for the
11 work on the property.

12 3. An officer of a court when acting within the scope of his or
13 her office.

14 4. Work performed exclusively by a public utility operating
15 pursuant to the regulations of the Public Utilities Commission of
16 Nevada on construction, maintenance and development work
17 incidental to its business.

18 5. An owner of property who is building or improving a
19 residential structure on the property for his or her own occupancy
20 and not intended for sale or lease. The sale or lease, or the offering
21 for sale or lease, of the newly built structure within 1 year after its
22 completion creates a rebuttable presumption for the purposes of this
23 section that the building of the structure was performed with the
24 intent to sell or lease that structure. An owner of property who
25 requests an exemption pursuant to this subsection must apply to the
26 Board for the exemption. The Board shall adopt regulations setting
27 forth the requirements for granting the exemption.

28 6. Any work to repair or maintain property the value of which
29 is less than ~~[\$1,000.]~~ **\$5,000**, including labor ~~[and]~~ **but excluding**
30 materials, unless:

31 (a) A building permit is required to perform the work;

32 (b) The work is of a type performed by a plumbing, electrical,
33 refrigeration, heating or air-conditioning contractor;

34 (c) The work is of a type performed by a contractor licensed in a
35 classification prescribed by the Board that significantly affects the
36 health, safety and welfare of members of the general public;

37 (d) The work is performed as a part of a larger project:

38 (1) The value of which is \$500 or more; or

39 (2) For which contracts of less than \$500 have been awarded
40 to evade the provisions of this chapter; or

41 (e) The work is performed by a person who is licensed pursuant
42 to this chapter or by an employee of that person.

43 7. The sale or installation of any finished product, material or
44 article of merchandise which is not fabricated into and does not
45 become a permanent fixed part of the structure.



1 8. The construction, alteration, improvement or repair of
2 personal property.

3 9. The construction, alteration, improvement or repair financed
4 in whole or in part by the Federal Government and conducted within
5 the limits and boundaries of a site or reservation, the title of which
6 rests in the Federal Government.

7 10. An owner of property, the primary use of which is as an
8 agricultural or farming enterprise, building or improving a structure
9 on the property for his or her use or occupancy and not intended for
10 sale or lease.

11 11. Construction oversight services provided to a long-term
12 recovery group by a qualified person within a particular geographic
13 area that is described in a proclamation of a state of emergency or
14 declaration of disaster by the State or Federal Government,
15 including, without limitation, pursuant to NRS 414.070. A long-
16 term recovery group may reimburse such reasonable expenses as the
17 qualified person incurs in providing construction oversight services
18 to that group. Except as otherwise provided in this subsection,
19 nothing in this subsection authorizes a person who is not a licensed
20 contractor to perform the acts described in paragraphs (a) and (b) of
21 subsection 1 of NRS 624.700. As used in this subsection:

22 (a) "Construction oversight services" means the coordination
23 and oversight of labor by volunteers.

24 (b) "Long-term recovery group" means a formal group of
25 volunteers coordinating response and recovery efforts related to a
26 state of emergency or disaster that is proclaimed or declared by the
27 State or Federal Government.

28 (c) "Qualified person" means a person who possesses the
29 abilities, education, experience, knowledge, skills and training that a
30 long-term recovery group has identified as being necessary to
31 provide construction oversight services for a project to be performed
32 by that group.

33 12. A person licensed as a real estate broker, real estate broker-
34 salesperson or real estate salesperson pursuant to chapter 645 of
35 NRS who, acting within the scope of the license or a permit to
36 engage in property management issued pursuant to NRS 645.6052,
37 assists a client in scheduling work to repair or maintain residential
38 property pursuant to a written brokerage agreement or a property
39 management agreement. Such assistance includes, without
40 limitation, assisting a client in the hiring of any number of licensed
41 contractors to perform the work. Nothing in this subsection
42 authorizes the performance of any work for which a license is
43 required pursuant to this chapter by a person who is not licensed
44 pursuant to this chapter or the payment of any additional
45 compensation to a person licensed as a real estate broker, real estate



1 broker-salesperson or real estate salesperson for assisting a client in
2 scheduling the work. The provisions of this subsection apply only if
3 a building permit is not required to perform the work and if the
4 value of the work does not exceed \$10,000 per residential property
5 during the fixed term of the written brokerage agreement, if the
6 assistance is provided pursuant to such an agreement, or during a
7 period not to exceed 6 months if the assistance is provided pursuant
8 to a property management agreement. As used in this subsection:

9 (a) "Brokerage agreement" has the meaning ascribed to it in
10 NRS 645.005.

11 (b) "Property management agreement" has the meaning ascribed
12 to it in NRS 645.0192.

13 (c) "Real estate broker" has the meaning ascribed to it in
14 NRS 645.030.

15 (d) "Real estate broker-salesperson" has the meaning ascribed to
16 it in NRS 645.035.

17 (e) "Real estate salesperson" has the meaning ascribed to it in
18 NRS 645.040.

19 (f) "Residential property" means:

20 (1) Improved real estate that consists of not more than four
21 residential units; or

22 (2) A single-family residential unit, including a
23 condominium, townhouse or home within a subdivision, if the unit
24 is sold, leased or otherwise conveyed unit by unit, regardless of
25 whether the unit is part of a larger building or parcel that consists of
26 more than four units.

