

B&I - REAL ESTATE ADMINISTRATION

101-3823

PROGRAM DESCRIPTION

The Department of Business and Industry, Nevada Real Estate Division safeguards and promotes the public interest in real estate transactions by developing a professional real estate industry and an informed public. The division carries out the statutory duties of administration and enforcement of laws and regulations governing real estate licensees, appraisers of real estate, appraisal management companies, community managers for homeowner associations, timeshare agents and representatives, property managers, asset management companies, asset managers, inspectors of structures, energy auditors, and business brokers. In addition, the division registers and regulates the sale of subdivided land, timeshare development and sales, campground sales, reserve study specialists, and common-interest communities and condominium hotels. Statutory Authority: NRS 119.114, 119A.652, 119A.660, 119B.380, 116.615, 116A.200, 116B.805, 645.045, 645C.170, 645D.110, and 645H.280.

BASE

This request continues 27 positions and associated operating costs. One-time expenditures have been eliminated and partial year costs have been annualized.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	1,924,286	2,037,851	2,702,906	2,427,775	2,767,317	2,485,506
REVERSIONS	-150,828	0	0	0	0	0
BALANCE FORWARD FROM PREVIOUS YEAR	804,656	564,876	0	0	0	0
BALANCE FORWARD TO NEW YEAR	-564,876	0	0	0	0	0
TIMESHARE AGENT AND REP LICENSING AND FEES	391,960	386,197	392,110	392,110	392,110	392,110
TIMESHARE FILING FEES	459,072	375,783	459,072	459,072	459,072	459,072
DEVELOPER FEES	347,550	382,850	347,550	347,550	347,550	347,550
FFIEC APPRAISER FEES	99,645	150,810	95,195	136,260	95,195	136,260
TESTING FEES	548,337	801,447	548,337	801,447	548,337	801,447
PM EXAM REGISTRATION FEE	27,676	29,206	27,676	27,676	27,676	27,676
PM PERMIT FEE	97,110	94,658	97,110	97,110	97,110	97,110
CUSTOMER CONVENIENCE FEE	46,852	59,938	46,854	46,854	46,854	46,854
ADMINISTRATION CHARGE	10,702	14,115	10,703	10,703	10,703	10,703
RETURNED CHECK CHARGE	725	725	725	725	725	725
FINES/FORFEITURES/PENALTIES	6,875	2,375	6,875	6,875	6,875	6,875
PENALTIES	18,775	33,875	18,850	18,850	18,850	18,850
COST ALLOCATION REIMBURSEMENT	204,338	188,052	204,374	246,280	204,374	248,107
TRANS FROM OTHER B/A SAME FUND	136,469	0	0	0	0	0
TOTAL RESOURCES:	4,409,324	5,122,758	4,958,337	5,019,287	5,022,748	5,078,845
EXPENDITURES:						
PERSONNEL SERVICES	2,072,756	2,223,871	2,620,333	2,620,574	2,678,193	2,678,484
OUT-OF-STATE TRAVEL	1,978	2,790	3,215	0	3,215	0
IN-STATE TRAVEL	934	1,758	1,758	1,758	1,758	1,758
OPERATING	397,744	408,708	434,707	442,224	442,766	448,723

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
APPRAISER REPORT FEES	100,975	169,930	136,260	136,260	136,260	136,260
APPRAISAL INVESTIGATION	7,700	20,000	20,000	20,000	20,000	20,000
COMMISSION EXPENSES	23,769	33,285	37,572	36,078	37,572	36,078
NRED LICENSING SYSTEM	50,350	0	0	0	0	0
NRED LICENSING SYSTEM	176,191	517,478	0	0	0	0
INFORMATION SERVICES	108,257	22,839	25,883	22,840	25,883	22,840
TRANSFER TO GENERAL FUND - TESTING FEES	548,337	801,447	801,447	801,447	801,447	801,447
TRAINING	1,956	2,445	2,734	2,445	2,734	2,445
COMPUTER REPLACEMENT (SB491)	62,258	13,728	0	0	0	0
B&I ADMINISTRATION - DIRECTOR OFFICE COST ALLOC	332,211	355,120	323,873	394,161	322,365	389,310
B&I ADMINISTRATION - DHRM COST ALLOC	7,859	7,859	9,055	0	9,055	0
PURCHASING ASSESSMENT	554	554	554	554	554	554
STATEWIDE COST ALLOCATION PLAN	23,544	21,242	21,242	21,242	21,242	21,242
AG COST ALLOCATION PLAN	491,951	519,704	519,704	519,704	519,704	519,704
TOTAL EXPENDITURES:	4,409,324	5,122,758	4,958,337	5,019,287	5,022,748	5,078,845
TOTAL POSITIONS:	27.00	27.00	27.00	27.00	27.00	27.00

MAINTENANCE

M100 STATEWIDE INFLATION

This request funds rate changes for internal service funds such as the Attorney General, Fleet Services, information technology services, state-owned building rent, vehicle insurance, personnel assessments, and property and contents insurance.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	4,764	292,378	3,214	-155,013
TOTAL RESOURCES:	0	0	4,764	292,378	3,214	-155,013
EXPENDITURES:						
PERSONNEL SERVICES	0	0	817	6,174	817	6,174
OPERATING	0	0	425	-773	425	-779
INFORMATION SERVICES	0	0	3,522	17,582	1,972	16,947
PURCHASING ASSESSMENT	0	0	0	-554	0	-554
AG COST ALLOCATION PLAN	0	0	0	269,949	0	-176,801
TOTAL EXPENDITURES:	0	0	4,764	292,378	3,214	-155,013

M300 FRINGE BENEFITS RATE ADJUSTMENT

This request funds changes to fringe benefits rates.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	1,605	94,813	1,605	78,473
TOTAL RESOURCES:	0	0	1,605	94,813	1,605	78,473
EXPENDITURES:						
PERSONNEL SERVICES	0	0	1,605	94,813	1,605	78,473
TOTAL EXPENDITURES:	0	0	1,605	94,813	1,605	78,473

M801 COST ALLOCATION

This request funds maintenance adjustments to the department cost allocation for administrative, fiscal, payroll, and information technology services.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	9,711	3,565	12,902	6,474
TOTAL RESOURCES:	0	0	9,711	3,565	12,902	6,474
EXPENDITURES:						
B&I ADMINISTRATION - DIRECTOR OFFICE COST ALLOC	0	0	9,711	3,565	12,902	6,474
TOTAL EXPENDITURES:	0	0	9,711	3,565	12,902	6,474

ENHANCEMENT

E228 ECONOMIC GROWTH & BUSINESS DEVELOPMENT

This request adds out-of-state travel for the annual conference of the Association of Real Estate License Law Officials.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	0	2,791	0	2,791
TOTAL RESOURCES:	0	0	0	2,791	0	2,791
EXPENDITURES:						
OUT-OF-STATE TRAVEL	0	0	0	2,791	0	2,791

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
TOTAL EXPENDITURES:	0	0	0	2,791	0	2,791

E280 PUBLIC SAFETY & INFRASTRUCTURE

This request reduces funding for Allied Universal Security Services by 50% in fiscal year 2026 and 100% in fiscal year 2027. This item is contingent upon approval of E232 - Transfer to DPS - Capitol Police, Business and Industry Administration, budget account 4681, and decision unit E276, Capitol Police, budget account 4727.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	0	-5,515	0	-11,951
TOTAL RESOURCES:	0	0	0	-5,515	0	-11,951
EXPENDITURES:						
OPERATING	0	0	0	-5,515	0	-11,951
TOTAL EXPENDITURES:	0	0	0	-5,515	0	-11,951

E500 ADJUSTMENTS TO TRANSFERS IN E900

This request aligns revenues associated with the position transfer requested in E900.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	55,856	96,248	57,893	98,988
BALANCE FORWARD FROM PREVIOUS YEAR	0	0	0	0	92,013	96,248
TIMESHARE AGENT AND REP LICENSING AND FEES	0	0	10,586	0	10,971	0
TIMESHARE FILING FEES	0	0	10,300	0	10,675	0
DEVELOPER FEES	0	0	10,494	0	10,876	0
PM EXAM REGISTRATION FEE	0	0	801	0	830	0
PM PERMIT FEE	0	0	2,595	0	2,689	0
ADMINISTRATION CHARGE	0	0	387	0	401	0
FINES/FORFEITURES/PENALTIES	0	0	65	0	67	0
PENALTIES	0	0	929	0	962	0
TOTAL RESOURCES:	0	0	92,013	96,248	187,377	195,236
EXPENDITURES:						
RESERVE	0	0	92,013	96,248	187,377	195,236

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
TOTAL EXPENDITURES:	0	0	92,013	96,248	187,377	195,236

E801 COST ALLOCATION

This request funds enhancement adjustments to the department cost allocation for administrative, fiscal, payroll, and information technology services.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	0	0	346,056	-54,668	342,209	-38,268
TOTAL RESOURCES:	0	0	346,056	-54,668	342,209	-38,268
EXPENDITURES:						
B&I ADMINISTRATION - DIRECTOR OFFICE COST ALLOC	0	0	346,056	-54,668	342,209	-38,268
TOTAL EXPENDITURES:	0	0	346,056	-54,668	342,209	-38,268

E900 TRANS FRM COMMON INTEREST COMMUNITIES TO ADMIN

This request transfers one Administrative Assistant position from Common Interest Communities, budget account 3820 to Real Estate Administration, budget account 3823 to align the position with actual duties.

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
BALANCE FORWARD FROM PREVIOUS YEAR	0	0	0	0	-92,013	-96,248
TOTAL RESOURCES:	0	0	0	0	-92,013	-96,248
EXPENDITURES:						
PERSONNEL SERVICES	0	0	82,018	85,673	85,153	88,218
OPERATING	0	0	9,538	9,073	9,754	9,291
INFORMATION SERVICES	0	0	457	1,502	457	1,479
RESERVE	0	0	-92,013	-96,248	-187,377	-195,236
TOTAL EXPENDITURES:	0	0	0	0	-92,013	-96,248
TOTAL POSITIONS:	0.00	0.00	1.00	1.00	1.00	1.00

E999 UNFUNDED

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
UNFUNDED DECISION UNITS	0	0	1,945,719	0	2,628,016	0
TOTAL RESOURCES:	0	0	1,945,719	0	2,628,016	0

SUMMARY

	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
RESOURCES:						
APPROPRIATION CONTROL	1,924,286	2,037,851	682,119	2,857,387	741,039	2,467,000
REVERSIONS	-150,828	0	0	0	0	0
BALANCE FORWARD FROM PREVIOUS YEAR	804,656	564,876	0	0	687,282	0
BALANCE FORWARD TO NEW YEAR	-564,876	0	0	0	0	0
TIMESHARE AGENT AND REP LICENSING AND FEES	391,960	386,197	794,806	392,110	795,191	392,110
TIMESHARE FILING FEES	459,072	375,783	928,444	459,072	928,819	459,072
DEVELOPER FEES	347,550	382,850	705,594	347,550	705,976	347,550
IOS APPLICATIONS	0	0	3,500	0	3,500	0
REAL ESTATE LICENSES	0	0	2,714,975	0	2,714,975	0
REAL ESTATE COOPERATIVE LICENSES	0	0	3,140	0	3,140	0
LAND CO FILING FEES	0	0	28,425	0	28,425	0
OWNER/DEVELOPER REGISTRATION FEES	0	0	5,175	0	5,175	0
FFIEC APPRAISER FEES	99,645	150,810	190,390	136,260	190,390	136,260
TESTING FEES	548,337	801,447	548,337	801,447	548,337	801,447
REAL ESTATE SHOOLS ACCREDIDATION FEES	0	0	123,450	0	123,450	0
IOS CERTIFICATION FEES	0	0	49,460	0	49,460	0
PM EXAM REGISTRATION FEE	27,676	29,206	28,477	27,676	28,506	27,676
PM PERMIT FEE	97,110	94,658	99,705	97,110	99,799	97,110
APPRAISAL FILING FEE	0	0	27,760	0	27,760	0
CUSTOMER CONVENIENCE FEE	46,852	59,938	93,708	46,854	93,708	46,854
ADMINISTRATION CHARGE	10,702	14,115	11,090	10,703	11,104	10,703
RETURNED CHECK CHARGE	725	725	725	725	725	725
FINES/FORFEITURES/PENALTIES	6,875	2,375	6,940	6,875	6,942	6,875
PENALTIES	18,775	33,875	19,779	18,850	19,812	18,850

B&I - REAL ESTATE ADMINISTRATION
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	2023-2024 ACTUAL	2024-2025 WORK PROGRAM	2025-2026 AGENCY REQUEST	2025-2026 GOVERNOR RECOMMENDS	2026-2027 AGENCY REQUEST	2026-2027 GOVERNOR RECOMMENDS
LICENSING LATE FEES/FINES	0	0	82,660	0	82,660	0
COST ALLOCATION REIMBURSEMENT	204,338	188,052	209,546	246,280	209,883	248,107
TRANS FROM OTHER B/A SAME FUND	136,469	0	0	0	0	0
TOTAL RESOURCES:	4,409,324	5,122,758	7,358,205	5,448,899	8,106,058	5,060,339
EXPENDITURES:						
PERSONNEL SERVICES	2,072,756	2,223,871	2,933,586	2,807,234	3,065,294	2,851,349
OUT-OF-STATE TRAVEL	1,978	2,790	3,215	2,791	3,215	2,791
IN-STATE TRAVEL	934	1,758	7,833	1,758	7,833	1,758
OPERATING	397,744	408,708	445,919	445,009	454,372	445,284
EQUIPMENT	0	0	13,371	0	0	0
APPRAISER REPORT FEES	100,975	169,930	136,260	136,260	136,260	136,260
APPRAISAL INVESTIGATION	7,700	20,000	20,000	20,000	20,000	20,000
COMMISSION EXPENSES	23,769	33,285	37,572	36,078	37,572	36,078
NRED LICENSING SYSTEM	50,350	0	0	0	0	0
NRED LICENSING SYSTEM	176,191	517,478	0	0	0	0
INFORMATION SERVICES	108,257	22,839	38,791	41,924	31,321	41,266
TRANSFER TO GENERAL FUND - TESTING FEES	548,337	801,447	1,801,447	801,447	1,801,447	801,447
TRAINING	1,956	2,445	2,734	2,445	2,734	2,445
COMPUTER REPLACEMENT (SB491)	62,258	13,728	0	0	0	0
B&I ADMINISTRATION - DIRECTOR OFFICE COST ALLOC	332,211	355,120	679,640	343,058	677,476	357,516
B&I ADMINISTRATION - DHRM COST ALLOC	7,859	7,859	9,055	0	9,055	0
RESERVE	0	0	687,282	0	1,317,979	0
PURCHASING ASSESSMENT	554	554	554	0	554	0
STATEWIDE COST ALLOCATION PLAN	23,544	21,242	21,242	21,242	21,242	21,242
AG COST ALLOCATION PLAN	491,951	519,704	519,704	789,653	519,704	342,903
TOTAL EXPENDITURES:	4,409,324	5,122,758	7,358,205	5,448,899	8,106,058	5,060,339
PERCENT CHANGE:		16.18%	43.64%	6.37%	10.16%	-7.13%
TOTAL POSITIONS:	27.00	27.00	28.00	28.00	28.00	28.00