

LOCAL GOVERNMENT
FISCAL NOTE

AGENCY'S ESTIMATES

Date Prepared: February 11, 2025

Agency Submitting: Local Government

Items of Revenue or Expense, or Both	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2026-27	Effect on Future Biennia
Total	0	0	0	0

Explanation

(Use Additional Sheets of Attachments, if required)

See attached.

Name Michael Nakamoto

Title Chief Principal Deputy Fiscal Analyst

The following responses from local governments were compiled by the Fiscal Analysis Division. The Fiscal Analysis Division can neither verify nor comment on the figures provided by the individual local governments.

Local Government Responses
SB48 / BDR 22 - 413

City/County: Carson City Approved by: Sheri Russell-Benabou, Chief Financial Officer Comment: This bill excludes smaller Counties, so no fiscal impact for Carson City.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: Churchill County Approved by: Alexa Robinson, Executive Assistant Comment:				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: Clark County Approved by: Chris Wardlaw, Budget Manager Comment: The modifications to the master plan requirements will necessitate additional staffing, consultations, as well as published and mailed notifications to the general public. The precise financial implications are estimations based on the current wording of the legislation.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Has Impact	\$0	\$114,150	\$742,140	\$252,830

City/County: Douglas County Approved by: Kathy Lewis, Chief Operating Officer Comment: Does not apply to Douglas County				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: Humboldt County Approved by: Weston Noyes, Deputy Comptroller Comment: As the bill is currently written we cannot determine the fiscal impact to Humboldt County which would be associated with the provisions related to the counties master plan.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **Lincoln County**

Approved by: Denice Brown, Admin Asst

Comment: The proposed language is primarily directed toward larger jurisdictions and language affecting us is minor

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: **Lyon County**

Approved by: Josh Foli, Comptroller

Comment: The increased requirements in the proposed bill will require additional staffing for review and enforcement of master plan conformity. It will also require an earlier update to the existing masterplan, with planning consultants, mapping updates, and public outreach efforts. We also anticipate additional contract costs for development review requirements.

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Has Impact	\$0	\$383,000	\$391,000	\$872,000

City/County: **Pershing County**

Approved by: Karen Wesner, Administrative Assistant

Comment: There may be an impact but it cannot be determined at this time

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **Washoe County**

Approved by: Cadence Matijevich, Government Affairs Liaison

Comment: The proposed BDR may result in additional and administrative impacts to Washoe County. Specifically, the bill introduces new conditions related to master plan requirements, which could lead to increased expenditures for personnel, contractual services, and other associated costs. Additionally, revisions affecting the authority of planning commissions and governing bodies in the approval or denial of development projects may have further financial and operational implications. These impacts may include increased administrative workload, potential legal or consulting expenses, and resource allocation for compliance with revised procedures. As this time, a fiscal impact to Washoe County cannot be determined.

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **City of West Wendover**

Approved by: Chris Melville, Community Development Director

Comment: This BDR would be a cost to the city. The majority of the language deals with adding "new" requirements to our existing community development planning work and would require additional planning and thus work likely to have to be done by consultants including the requirements related to statistical analysis such as with education. Thus, I would estimate initial compliance cost at around \$125,000 and then annually costs in excess of \$40,000 to meet these new requirements which include the creation of homeless strategies, educational and public safety strategies etc.

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Has Impact	\$40,000	\$40,000	\$40,000	\$40,000

City/County: **City of Sparks**

Approved by: Tiffany Pugh, Accounting Manager

Comment: The City of Sparks is unable to determine the fiscal impact, but would require support by outside consulting services to implement.

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: **City of Reno**

Approved by: Jason Gortari, Urban Economist

Comment: Sections 2 and 3 of this bill revise provisions related to master plans, land use planning, zoning, and development project approvals in Nevada. They require that all actions concerning development, zoning, land subdivision, and capital improvements conform to the local government's master plan. Section 7 expands the required master plan elements to include an economic element, education element, and public health element. Additionally, Sections 9 and 10 mandate that the master plan serve as the foundation for zoning regulations and capital improvement plans, ensuring consistency between planning and implementation. Since these provisions take effect upon passage and approval, the addition of a contractor or senior planner may be needed in FY2026 to support existing staff. Key responsibilities would include data collection and analysis, coordination with other departments and entities, extensive public engagement, and facilitating the adoption process typical of master plan amendments. This process will involve administrative tasks such as agenda preparation, public notices, drafting resolutions and ordinances, developing staff reports for at least three meetings, attending meetings, and ensuring conformance with the regional plan. Beyond FY2026, additional contract support may be necessary to help staff meet the ongoing requirements of Sections 2, 3, 7, 9, and 10. However, due to various uncertainties of the extend of duties required as a result of this change, a precise cost estimate cannot be determined.

Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: City of Las Vegas Approved by: Rocio Martinez Saucedo, Grants Administrator Comment:				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: City of Henderson Approved by: Mike Cathcart, Business Operations Manager Comment: Updating the development code and the City's comprehensive plan would require approximately \$100,000 in consulting services each year for three years. If this bill is determined to be permissive the fiscal note would not apply.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Has Impact	\$100,000	\$100,000	\$100,000	\$0

City/County: City of Ely Approved by: Janette Trask, Treasurer Comment:				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: City of Elko Approved by: Annette Robinson, City Clerk Comment: The City of Elko has reviewed the bill and has determined that there is no fiscal impact.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

The following cities/counties did not provide a response: Elko County, Esmeralda County, Lander County, Mineral County, Nye County, Storey County, White Pine County, Eureka County, City of Yerington, City of Winnemucca, City of Wells, City of North Las Vegas, City of Mesquite, City of Lovelock, City of Fernley, City of Fallon, City of Carlin, City of Caliente, and City of Boulder City.