

LOCAL GOVERNMENT
FISCAL NOTE

AGENCY'S ESTIMATES

Date Prepared: February 15, 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
SB28 / BDR 22 - 411

City/County: City of Henderson Approved by: Mike Cathcart, Business Operations Manager Comment: No fiscal impact to the City of Henderson.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$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 Reno Approved by: Jason Gortari, Urban Economist Comment: The language in this bill uses "may" rather than "shall," indicating that implementation is discretionary. If a zoning text amendment allowing for the expanded use and definition of tax increment areas for affordable housing and transit projects is pursued, as outlined in Sections 12 and 13, it would require approximately half of the annual workload of a senior planner, in addition to the necessary public noticing requirements. Section 1 of the bill permits reduced or subsidized fees for a broader segment of the population, which may necessitate the creation of a new administrative policy. Developing, reviewing, and approving this policy is estimated to require approximately 200 hours, ensuring effective implementation and navigation of the expanded provisions.				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
Cannot Be Determined	\$0	\$0	\$0	\$0

City/County: City of Sparks Approved by: Tiffany Pugh, Accounting Manager Comment:				
Impact	FY 2024-25	FY 2025-26	FY 2026-27	Future Biennia
No Impact	\$0	\$0	\$0	\$0

City/County: **Carson City**

Approved by: Sheri Russell-Benabou, Chief Financial Officer

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: As currently drafted, this bill could have a significant impact on Clark County's revenue. Section 1.2(a) seeks to expand the authority to reduce fees for affordable housing projects for households earning between 60% and 120% of the Area Median Income (AMI). The Clark County Affordable Housing Department has expressed concerns regarding the increase in the AMI threshold from 60% to 120%. While the department supports the policy of developing affordable housing in proximity to transit and transit-oriented development (TOD) locations, it recommends modifying Section 12 to be more permissive rather than mandatory by replacing "shall" or "must" with "may." This change would provide the necessary flexibility for various affordable housing projects.

Furthermore, the Comprehensive Planning Department suggests that the definition of "affordable housing project" in Section 4 be amended. The current wording indicates that it encompasses "any land, building, or other improvement ... suitable for affordable housing." As written, this broad definition could apply to any parcel of land, irrespective of its Master Plan category, zoning district, or whether it is explicitly related to a specific project. Such ambiguity could lead to unintended consequences and challenges in the implementation of the bill.

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 number of increment areas that would be created pursuant to the provisions of this bill, the size of any such increment areas, and the number and associated cost of any projects that may take place within such increment areas are unknown. Therefore, a reliable estimate of the fiscal effect of this bill on Washoe County cannot be determined,

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

School District: **Clark County School District**

Approved by: Diane Bartholomew, Interim Chief Financial Officer

Comment: This would expand the uses in which a tax increment area (TIF) could be established. When a new TIF is established the tax revenue is locked in and any subsequent increases are redirected to the TIF. Over the years, less tax revenue would go to the schools. However, there are arguments for TIFs; they generate other economic activity which is taxed, increase property tax over time, and help pay for infrastructure.

Note, one of the new uses in affordable housing and it would be hard to argue against it. District has always been neutral in the past on these types of bills.

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

The following city did not provide a response: City of North Las Vegas