

VideoCast Transcript for Week 12

Given by Sue Saunders

Hello, my name is Sue Saunders. I am the Legal Counsel for the Nevada Association of REALTORS®.

Your lobbying team is extremely busy this week in Carson City and I am pleased to present this update. There is another deadline approaching on Tuesday, April 24. All bills must be out of the first house unless they are exempt. The bills that do not make it off of the floor will die. First reprints of bills that were amended in committee have started to circulate and NVAR bills are starting to be heard in the second house.

SB437, Senator Townsend's Energy Bill passed out of committee last week, but with multiple amendments favorable to REALTORS. Real Estate Licensees were taken out of the bill and it is solely up to the buyer and the seller to conduct an OPTIONAL energy audit. The legislation provides for waiver of the energy audit, so the audit is no longer mandated. The energy rating was also removed, so that a property is not stigmatized if an energy audit is conducted with a negative rating. Since REALTORS were taken out of the legislation completely, education classes are not required. Senator Townsend understood our concerns with the bill and accepted all of our amendments.

SB69 is being heard in Assembly Commerce and Labor. SB 69 provides consumer protection and information, it protects the full service real estate brokerages when dealing with minimum service brokerages. SB69 is the result of combined efforts of NVAR, the local associations and the Real Estate Division and Commission.

The lobbying team has been able to meet with all of the Senators multiple times to convey our message on SB 141, the Washoe County School District's request to increase the real property transfer tax to pay for school construction and school revitalization. The bill was amended to require voter approval for the tax increase. Senator Townsend has further expressed that he would like to see a broad based solution presented to the voters in the 2008 General Election. This bill still has a long way to go and we will keep you updated on this legislation.

The NVAR Legislative Committee is meeting in Carson City on April 24th in the Capital Building in the old Assembly Chambers. The members of the committee will also have the opportunity to attend the Senate and Assembly Floor sessions that day.

Thank you for the time to watch the update and have continued interest in what is happening at the legislature. If you have any questions regarding any legislation, please contact your government affairs director, Jenny Welsh at jennyw@carraranv.com.