

Hello From Carson City

I'm RoseMary Womack and I represent Assembly District 23.

I worked as a Realtor for 28 years, so Real Estate Issues are important to me and I have worked with your lobbying team to promote good real estate changes to the real estate laws in Nevada.

This week all bills in the Assembly and the Senate had to be heard and approved in their original house (1st house) so that they could be referred to the other house for consideration.....unless a bill is exempt, which means it needs to be approved by the money committee (Ways and Means or finance)...the bill must be read and presented to the opposite house. We refer to this as switching houses for approval before it goes to the Governor for signing into law.

Last Friday Senate Bill 69 the Minimum Service Brokerages bill was heard in Commerce and Labor. Multiple REALTORS® were able to testify in favor of SB 69 and no one opposed the bill. The legislation will be brought up for work session soon. The bill addresses what to do when a full service brokerage has to deal with the lack of service when there is an offer to be presented and an acceptance by the seller. The Real Estate Division, at the request of the Nevada Association of REALTORS®, created the minimum service task force which was comprised of practitioners and legal counsel.

The Real Property Transfer Tax bill in the senate was defeated by a floor vote of 8 yeas and 13 no's. The hard work, by the Lobbying team here in Carson stopped the over taxing of homebuyers in Washoe County. A broad based solution was sought, but the amended version of the bill only proposed a transfer tax increase, a residential construction tax increase, and a sales tax increase. The bill as amended was not broad based and focused in on home taxes. The bill is far from dead as it is starting to develop over on the Assembly side.

My bills that I have brought forward on behalf of the REALTORS have passed through the Assembly and are now on the Senate side. AB 365 would give the Real Estate Division the authority to accept license renewals online and AB 366 aims to further regulate qualified intermediaries. I have worked closely with your lobbying team to ensure the success on these issues.

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