

## Industry Update August 3, 2020

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### A Second Special Session Has Convened

As you know by now, the Nevada Legislature gaveled in for their second special session of 2020 on Friday morning. Unlike the first time, they have moved very rapidly and worked through the weekend to pass a number of proposals.

- Of particular interest to NAIOP members, the draft language of a business liability protection bill was released on Sunday morning. This would provide businesses with protection from frivolous lawsuits if they substantially follow federal, state, and local health directives. It applies to businesses, non-profits, government entities, and schools. Interestingly, it does NOT apply to health care facilities like hospitals and long-term care facilities. This is a major concern for hospitals, as they would remain vulnerable to lawsuits from visitors and vendors. This could result in visitors no longer being allowed into those facilities. Additionally, the bill includes some specific protection for workers in the resort industry. [HERE](#) is more from the Nevada Independent.
- [SB 1](#) would allow the Nevada Supreme Court to establish an alternative dispute resolution process for residential evictions. The idea is to lessen the burden of the flood of evictions that are expected in the next few months. A stay of not longer than 30 days could be ordered so that the landlord and tenant could enter the program.
- The 2020 general election will be a mostly mail-in affair. [AB 4](#) specifies that every registered voter in the state will receive a ballot in the mail at their home. Anyone can still vote in-person on election day and there will be more locations to do that. The minority Republicans raised objections regarding the cost of mailing ballots to everyone and the potential for “ballot harvesting,” which allows various individuals and interest groups to collect stacks of ballots and deliver them to election officials. The bill passed on party line votes in both chambers and is now on the Governor’s desk.
- A police reform bill ([AB 3](#)) has been discussed by both chambers as well. The Assembly passed the measure and we anticipate the Senate will pass it soon. This did not end up being as controversial as expected, as law enforcement administration and unions were able to get behind

the bill and most Republicans voted for it as well. It includes prohibitions on choke holds, requires law enforcement officers to intervene when a colleague is using “unreasonable force,” and allows bystanders to record video and audio of police activity, among other things.

- Mining tax increase proposals have sucked most of the oxygen from the room. Three (!) different bills were introduced to amend the constitution to increase the tax burden on Nevada mines. Two of them would also require only a simple majority vote in the Legislature to further increase the tax and a 2/3 vote to REDUCE the tax! The idea is to pass all three during this session and then decide which one to move forward in the 2021 regular session. If one does succeed next year, it would go to the statewide general election ballot in 2022.

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### **Nevada Treasurer Creates Commercial Rent Assistance Grant Program**

Nevada Treasurer Zach Conine has been authorized to use \$20 million in federal CARES Act dollars to set up a rent relief grant program for commercial tenants. Grantees will be eligible for up to \$10,000 in assistance, but there will be eligibility criteria (under 50 employees, 30% loss in gross monthly revenue, received no other assistance, etc.). Find more details about the program [HERE](#) in the Nevada Independent.

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### **Nevada OSHA Updates**

Read the details of the Nevada OSHA enforcement process during the COVID-19 pandemic [HERE](#). And find updated guidance for businesses operating in Phase 2 of Nevada United: Roadmap to Recovery Plan [HERE](#).

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### **PPP Application Deadline - August 8**

The SBA’s Paycheck Protection Program application deadline has been extended to August 8, 2020. Click [HERE](#) for more information.

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### **Save the Date - September 25 CREW & NAIOP Charity Golf Tournament**

Join CREW and NAIOP for their annual Charity Golf Tournament on September 25, 2020. Travel *Around the World* in 18 holes at Wolf Run Golf Club. Purchase your ticket or sponsorship [HERE](#). Space is limited and selling quickly!

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### **CRE.Converge Goes Virtual on October 7-8 Exclusive member savings through August 14!**

NAIOP is bringing commercial real estate’s premier event to you! Discover new ideas, expand your industry knowledge and meet the people changing the

industry at CRE.Converge Virtual. Connect with commercial real estate leaders in small group discussions and one-on-one meetings on their virtual platform. More than 800 CRE professionals have already registered.

Keynote Speakers:

- Donna Brazile, Veteran Democratic Political Strategist, Syndicated Columnist and Fox News Contributor
- Marc Badain, President, Las Vegas Raiders
- Kerry Bubolz, President, Vegas Golden Knights

View the agenda and register [HERE](#).

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If you have any questions, please contact us  
and we will work to get you answers!

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