

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

NORTHERN NEVADA CHAPTER

## Industry Update March 16, 2021

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### 2021 Legislative Session Update

We are in week seven of the weirdest Nevada legislative session that we have ever experienced.

Even though we are not allowed in the legislative building, bills are still being introduced and hearings held at only a slightly reduced pace from previous years. While it was expected that this session would be especially “budget focused” and that the number of bills and issues dealt with would be greatly reduced, that does not seem to be the case. And it looks like all of the Biden bucks that will flow to the state will end up being equal to one year’s worth of general fund dollars. So Nevada may actually have more money to spend on “priorities” than it would have if the pandemic had never happened at all!

Some issues that our NAIOP Carson City team is following:

- [AB 3](#) would allow the electronic submission of maps and other documents to local government planning and recording offices.
- [AB 90](#) would require counties (Storey) to pay impact fees to other counties (Washoe) for development projects that have significant inter-county impacts.

Plus, there are efforts to re-format our economic development efforts, change how property tax is calculated, and define all landlords as debt collectors.

Speaking of landlords, we want to point out two bills that are of particular interest to residential landlords:

- [AB 141](#) would redefine the notice period for vacating a unit based on length of tenancy.
  - Notice of at least 7 days for tenancies from week to week; or
  - For all other tenancies:
    - retains the existing periods of notice of 30 days if the tenancy has continued for less than 1 year;
    - increases the period of notice to at least 60 days if the tenancy has continued for 1 year or more but less than 3 years; and
    - increases the period of notice to at least 90 days if the tenancy has continued for 3 years or more.

- AB 141 would also seal eviction records in the courts to not allow a COVID-related eviction affect tenants' ability to obtain future housing.
- AB 141 was heard in the Assembly Judiciary Committee on March 4. The bill sponsor, Assemblyman Howard Watts, proposed an [amendment](#) to his bill, as did the [Realtors and Nevada Apartment Association](#). No action was taken on this bill in the Committee. Yet.
- [AB 161](#) would eliminate summary evictions and require every landlord to go through a court proceeding in order to evict tenants. No hearing has been scheduled on this bill.

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## USGBC Commercial Real Estate Forum May 4-5, 2021 | 8:00am - 11:00am

The USGBC Mountain Region is hosting an online Commercial Real Estate Forum on May 4-5. Details are [HERE](#). The will explore trends in the commercial real estate industry, as well as current challenges, sustainable solutions, and project highlights. Two mornings of high energy presentations, panel discussions, and interactive sessions will cover topics such as creating safe spaces post-Covid, energy performance scores, trends in green financing, and workforce development. Individuals working in commercial real estate brokerage, management, development, design and operations, products, services, and investment are encouraged to attend.

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## Did You Miss Our Exclusive Preview of Reno City Center? You Can Watch it Now!

Our NAIOP Northern Nevada Exclusive Preview of Reno City Center featuring Chris Beavor, CEO of CAI Investments, is now available to view [HERE](#). Chris presented the details of his mixed-use redevelopment of the former Harrah's casino in downtown Reno and introduced us to his Kimpton Hotel project on the riverfront. He also shared his insight on why he chose Northern Nevada and the experience he has had developing in our region.

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## CREW-NAIOP Charity Golf Tournament on June 11 Sponsorships and Foursomes Available [HERE](#)



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LAKERIDGE GOLF COURSE

June 11, 2021  
8am Shotgun Start

Sponsorships, foursomes, and individual tickets are available now. Each hole will feature a different band theme. First come, first to pick your band. And players are encouraged to dress up.



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

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Lea Tauchen at 775.721.3541 or [lea@abneytauchen.com](mailto:lea@abneytauchen.com)

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