



**Legislative Committee**  
**July 7, 2011, 1:34 pm– 5:15 pm**

Trump International Hotel  
 Las Vegas, NV

**NVAR Mission:** The Nevada Association of REALTORS® strives to enhance the success of our members while protecting private property rights and advocating for our members’ interests.

**Approved Minutes**

<b>Members Present</b>	<b>Members Absent (Excused)</b>	<b>Guests</b>
Ernest Freggiaro	Penny Mayer	Wayne Capurro, NV RPAC
Bert Gurr		Blane Johnson, NVAR V. Pres.
Kolleen Kelley	<b>NVAR Staff</b>	Betty Kincaid, NV RPAC
Charlie Kitchen	Rob Wigton, CEO	Dan Oyler, NV RPAC
Joanne Levy, Chair	Teresa McKee, Legal Counsel	Deb Primack, NV RPAC
Keith Lynam	Karen Walker	Brad Viator, NAR Field Rep.
George Peek	<b>Carrara Nevada</b>	
Devin Reiss, Vice-chair	Rocky Finseth	
Linda Rheinberger	Joe Brezny	
Kellie Rubin	Isabelle Crawford	
Marv Rubin	Sara Ellis	
Brad Spires	Sean Fellows	
Mike Young	Jim Nadeau	
Jack Woodcock	Jenny Reese	

I. Call to Order. Chair Joanne Levy called the meeting to order at 1:34 pm.

*Note: Agenda items not taken in order presented below.*

II. Legislative Session Debrief. Rocky Finseth and Jenny Reese, of Carrara Nevada, presented a detailed Legislative Debrief for the Legislative committee and NV RPAC Trustees. It was noted that the Face of Foreclosure report helped to drive key legislative issues. See following list for most bills highlighted during Debrief:

*\*Denotes Bills that became law*

- \*AB214 – Good Funds Bill, run by title companies—all funds must be U.S. currency
- \*AB226 – Landlord Tenant Bill-revises various provisions governing landlords and tenants
- \*AB271 – Regulates private transfer fee obligations that affect real property – NVAR’s bill
- \*AB273 – Revises provisions governing deficiencies existing after foreclosure sales – may be most important real estate related bill coming out of session
- \*AB284 – Revises provisions relating to real property - trustee sales
- AB300 - Revises provisions governing foreclosures on property (Face of Foreclosure drove this bill). Governor vetoed
- \*AB432 – Energy Audit bill – form is gone; energy auditor to be licensed
- \*SB140 – Cellular phone usage in car– effective October 1
- SB227 – Fee based budgeting for Real Estate Division – did not pass.
- \*SB271 – Tahoe Regional Planning Agency Bill. A huge victory.

- \*SB314 – Revises various provisions relating to residential property – registers asset managers. Effective October 1, 2011. It was noted that we are the first state in the country to do what this bill accomplishes. -1-
- SB413 – Repeals certain provisions governing licenses issued by the RED – did not pass. 4 year licensing remains in place, takes effect on July 1, 2011.
- \*SB414 – Revises revisions relating to financial institutions. Banks must respond within 90 days after receipt of an offer on a short sale.

Tax Issues – for 4<sup>th</sup> session, sales tax on services was beat back; had majority vote to move out, but did not have 2/3 majority vote to pass out.

HOA Issues:

SB174 – CIC – died – weight of opposition

SB402 – Collection companies- provisions to make collection fees part of the super priority lien in foreclosure sales—found its way to Conference Committee on the last day of session. Our lobbying team worked tirelessly to beat it back and was successful. Victory for homeowners.

Staff Directives/recommendations

- Create a white paper for future strategy regarding what we should do in relation to taxes.
- NVAR’s CEO said that we will go to NAR to request financial support from the RPPSI funding.
- Look at the seven states that exempt the transfer tax

Joanne Levy, Legislative Chair, appointed several subcommittees as follows:

- NVDataMine (what it means to us) – Charlie Kitchen-Chair, Marv Rubin, Brad Spires, Rob Wigton
- Communications (reach out to our members to find out if we are successful in what we have done) – Rob Wigton, Isabelle Crawford, Blane Johnson
- HOA’s – Linda Rheinberger, Kellie Rubin, Keith Lynam, Lee Barrett, Joanne Levy
- Asset Managers - George Peek, Kolleen Kelley, Keith Lynam, Linda Rheinberger, Teresa Mckee
- Licensing and Regulations (Education-4 year licensing) – Devin Reiss, Charlie Kitchen, Ernie Freggiaro
- Corporate Broker Definition – Kolleen Kelley, Jack Woodcock, Mike Young, Dave Tina, Forrest Barbee

III. Approval of March 1, 2011, meeting minutes. The meeting minutes of March 1, 2011, were approved as presented.

IV. Tax Policy Discussion. Bring back to committee.

V. Reports/Updates. (*Presented at beginning of meeting*)

- A. CCIC Regulations. Teresa McKee briefly reported, noting that we are closely watching any issues relating to collection fees and costs.

VI. Other Business. (*Presented after Reports/Updates*). The local GADs presented reports on their association legislative activities.

VII. Adjourn. There being no further business, the meeting was adjourned at 5:15 pm.

Respectfully submitted, Joanne Levy, Chair