

09 SESSION REVIEW FOR REALTORS®

ENERGY

Renewable Energy

Renewable energy was quite the hot topic this Session, and several of our state programs were affected or created through various bills.

Among the programs that saw some changes:

- Solar Energy Systems Incentive Program;
- the Wind Energy Systems Demonstration Program; and,
- the Waterpower Energy Systems Demonstration Program.

New programs established include:

- the Fund for Renewable Energy, Energy Efficiency and Energy Conservation Loans;
- the Account for Set-Aside Programs;
- the Renewable Energy and Energy Efficiency Authority;
- the State and Local Government Panel on Renewable and Efficient Energy; and,
- the New Energy Industry Task Force.

Energy Audits

A bill was introduced to require that the results of two energy audits be part of the advertisement of a residential property for sale or for rent. The actual energy usage of the property would also have become a public record.

NVAR opposed this legislation, and specifically watched to ensure the real estate licensee did not become the energy auditor. As it turns out, the bill did not pass out of committee.

New CE Requirements and Dissemination of Energy Efficiency Information

Under another proposal which did not pass, all licensees of the Real Estate Division would have been required to:

- distribute information on energy efficiency and conservation features in residential property;
- fulfill a requirement for training in energy efficiency and conservation features in residential property; and,
- attend a new component of instruction concerning energy efficiency in residential property.

Systems for Solar and Wind Energy

Existing law prevents covenants, restrictions or conditions (CC&Rs) from unreasonably restricting an owner of property from using a system for obtaining solar energy on his property. A bill passed to describe what is an unreasonable restriction on the use of a system for obtaining solar energy. The bill does not prohibit reasonable restrictions imposed pursuant to a determination by the Federal Aviation Administration (FAA) that the installation of the system for obtaining wind energy would create a hazard to air navigation; or, relating to the height, noise or safety of a system for obtaining wind energy.

Green Jobs Initiative

This initiative allows the state to use the incentives contained in the federal *American Recovery and*

Reinvestment Act (ARRA) of 2009 to provide job training, the promotion of energy efficiency and the promotion of the use of renewable energy in Nevada.

Use of Renewable Energy by a Utility

A utility now needs to submit a description of specific geographic zones where renewable energy could be used to generate electricity but transmission facilities are inadequate to deliver such electricity to customers. The amount of electricity that must be generated or acquired from solar energy renewable systems to satisfy the portfolio standard from 2015 onward was also revised.

Abatements of Property Taxes and Local Sales and Use Taxes

The Nevada Energy Commissioner is now authorized to grant partial abatements of property taxes and local sales and use taxes to certain facilities for the generation of energy from renewable resources.

For a topic by topic summary or the comprehensive legislative report, please visit www.nvar.org.



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