

09 SESSION REVIEW FOR REALTORS®

ENERGY

Bill	Effective Date	Description
<p><u>AB 387</u> – Renewable Energy NVAR monitored this bill to make sure mandatory residential energy audits were not added</p>	<p>Effective July 1, 2009</p>	<p>This bill requires a utility to submit with its plan to increase its supply of electricity or decrease the demands made by its customers 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 bill also requires that this plan be filed not later than January 1, 2011.</p> <p>This bill further allows the Public Utilities Commission to accept a transmission plan if it would help the utility to meet the renewable energy portfolio standard. This bill revises the amount of electricity that must be generated or acquired from solar energy renewable systems to satisfy the portfolio standard from 2015 onward.</p> <p>This bill requires the Commission to adopt regulations designating renewable energy zones not later than January 1, 2010.</p>
<p><u>AB 448</u> – Incentive Programs for Renewable Energy NVAR monitored this bill to make sure mandatory residential energy audits were not added</p>	<p>Failed to pass out of the Senate committee by the deadline and will not become law.</p>	<p>This bill would have revised the provisions governing participation in and the administration of the Solar Energy Systems Incentive Program, the Wind Energy Systems Demonstration Program and the Waterpower Energy Systems Demonstration Program.</p> <p>It further would have required the Public Utilities Commission to conduct a study concerning performance-based rebates, including, without limitation, feed-in tariffs and standard offer contracts for renewable energy production and, on or before July 1, 2010, to submit a written report of the study to the Director of the Legislative Counsel Bureau for transmittal to the next regular session of the Legislature.</p>
<p><u>AB 456</u> – Renewable Energy Installations and Energy Efficiency Improvements for Residential Property NVAR supported this bill</p>	<p>Failed to pass out of the Assembly committee by the deadline and will not become law.</p>	<p>This bill would have required the Director of the Office of Energy to create a list of approved renewable energy installations and energy efficiency improvements for residential property.</p> <p>It would have allowed a local government to voluntarily establish a district to finance renewable energy installations and energy efficiency improvements for owners of residential property to finance voluntary retrofits of their homes.</p>

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<p>AB 457 – Residential Energy Audits NVAR opposed this bill</p>	<p>Failed to pass out of the Assembly committee by the deadline and will not become law.</p>	<p>This bill would have required that when a seller or owner advertises a residential property for sale or for rent, the advertisement must contain either:</p> <ul style="list-style-type: none"> • an evaluation of the energy consumption of the property; OR, • the actual energy usage of the residential property for the most recent 12-month period in which the property was continuously inhabited, if any; <p>AND,</p> <ul style="list-style-type: none"> • outline the duties of real estate brokers and salesmen when advertising residential property. <p>This bill would have expanded the program for evaluating the energy consumption of residential property to include property which is more than four dwelling units.</p> <p>The Director of the Office of Energy would have been required to adopt the standards from the American Building Rating Performance System. After an energy audit was conducted on either a residential property or dwellings, the actual energy usage of the property for the most recent 12-month period in which the property was continuously inhabited, would have been a public record.</p>
<p>AB 522 – Renewable Energy, Energy Efficiency and Energy Conservation NVAR monitored this bill</p>	<p>Effective July 1, 2009. The abatement of taxes provisions will expire by limitation on June 30, 2049.</p>	<p>Fund for Renewable Energy, Energy Efficiency and Energy Conservation Loans</p> <p>This bill establishes the Fund for Renewable Energy, Energy Efficiency and Energy Conservation Loans and the Account for Set-Aside Programs. The Director of the Office of Energy will administer the Fund. The Fund and the Account for Set-Aside Programs may be used only for the purposes set forth in the <i>American Recovery and Reinvestment Act (ARRA)</i> and to make loans available at a rate of not more than 3 percent to renewable energy systems for the construction of renewable energy projects. The Director is prohibited from committing any money in the Fund for expenditure without obtaining the prior approval of the Legislature or the Interim Finance Committee if the Legislature is not in session.</p> <p>Abatements of Property Taxes and Local Sales and Use Taxes</p> <p>The bill further authorizes the Nevada Energy Commissioner to grant partial abatements of property taxes and local sales and use taxes to certain facilities for the generation of energy from renewable resources. These abatements will cease to be effective in 40 years.</p>

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<p><u>AJR 10</u> – Federal Lands to be Used for Renewable Energy</p> <p>NVAR monitored this resolution</p>	<p>Effective on May 15, 2009</p>	<p>The Resolution urges Congress to enact legislation requiring the Secretary of the Interior to:</p> <ul style="list-style-type: none"> • identify any parcels or other portions of land in Nevada which are managed or controlled by the Bureau of Land Management and which are suitable for the development of projects for renewable energy in Nevada; and, • after identifying those parcels or portions of land, convey ownership of those parcels or portions of land to the State of Nevada for the development of those projects.
<p><u>SB 114</u> – Systems for Solar and Wind Energy</p> <p>NVAR monitored this bill.</p>	<p>Effective May 29, 2009</p>	<p>This bill requires the Director of the Office of Energy to make certain determinations relating to systems for obtaining solar energy and prohibits certain restrictions on the use of systems for obtaining solar energy or 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. This bill describes an unreasonable restriction on the use of a system for obtaining solar energy as including:</p> <ul style="list-style-type: none"> • the placing of a restriction or requirement that decreases the efficiency or performance of a system for obtaining solar energy by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy; and, • the prohibition of a system for obtaining solar energy that uses components painted with black solar glazing. <p>This bill does not prohibit reasonable restrictions:</p> <ul style="list-style-type: none"> • imposed pursuant to a determination by the Federal Aviation Administration 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.
<p><u>SB 152</u> – Green Jobs Initiative</p> <p>NVAR monitored this bill</p>	<p>Effective June 9, 2009</p>	<p>This bill provides for the use of the incentives contained in the recently signed federal <i>American Recovery and Reinvestment Act (ARRA) of 2009</i> to provide job training, the promotion of energy efficiency and the promotion of the use of renewable energy in Nevada. This bill seeks to take advantage of those incentives by providing specific training to workers in this State, establishing projects that will require the skills for which those persons are trained and providing for the employment of those persons.</p> <p><i>(continued on next page)</i></p>

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<p>SB 152 (<i>continued</i>)</p>		<p>It further requires the Department of Employment, Training and Rehabilitation and the Housing Division of the Department of Business and Industry to establish contractual relationships with nonprofit collaboratives to provide training in the fields of energy efficiency and renewable energy, including training in the areas of weatherization, energy retrofit applications and performing energy audits. Within the limits of available money, the collaboratives will carry out programs for job training and provide apprenticeship programs in specific energy-related fields. Within the limits of money available, the Housing Division is required to contract with the nonprofit collaboratives, governmental entities, community action agencies and other nonprofit corporations to identify neighborhoods that will qualify for funding for residential weatherization projects and award contracts for projects to promote energy efficiency through residential weatherization. Such contracts awarded must provide for employing the persons trained by the nonprofit collaborative for this purpose, paying those employees prevailing wages and offering the employees and their dependents health care insurance.</p>
<p>SB 242 – Energy Information Distribution and New CE Requirements Pertaining to Energy</p> <p>NVAR originally had concerns with this bill, but was able to address all concerns with the bill sponsor.</p>	<p>The Senate did not concur with the Assembly’s amendment and a conference committee was appointed. The Conference Committee failed to meet. Consequently, the bill failed to pass by the deadline and will not become law.</p>	<p>This bill would have required contractors to offer:</p> <ul style="list-style-type: none"> • certain upgrades for renewable energy and energy efficiency to a person who negotiates to purchase a single-family residence; • information about retrofitting certain upgrades for renewable energy and energy efficiency; and, • the option for the buyer to apply for an energy efficient mortgage. <p>This bill would have required licensees of the Real Estate Division to:</p> <ul style="list-style-type: none"> • distribute information which is available publicly and which is designed to assist in the identification, evaluation and selection of 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 not more than 1 hour of instruction concerning energy efficiency in residential property to be added to an existing course of continuing education without the Division charging accreditation or approval fees for the addition of the new component to the course.

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<p>SB 358 – Renewable Energy and Energy Efficiency Programs NVAR monitored this bill</p>	<p>Effective May 28, 2009</p>	<p>This bill creates:</p> <ul style="list-style-type: none">• the Renewable Energy and Energy Efficiency Authority;• the State and Local Government Panel on Renewable and Efficient Energy, which will advise the Nevada Energy Commissioner and the Authority on issues relating to the viability and progress of energy efficiency and renewable energy retrofit projects at public buildings and schools;• the New Energy Industry Task Force, which will advise the Authority on measures to promote the development of renewable energy and energy efficiency projects in this State. <p>This bill also revises provisions related to the administration of and the capacity and incentives in the Solar Energy Systems Incentive Program, the Wind Energy Systems Demonstration Program and the Waterpower Energy Systems Demonstration Program.</p> <p>The bill allows for local governments to establish an improvement district for the construction and installation of a renewable energy project, an energy efficiency project or a public safety project.</p>

