

**SPECIAL LEGISLATIVE UPDATE MEETING
OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS**

Tuesday, May 6, 2025

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 1

May 6, 2025

SUBJECT: Approval of the Agenda. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

The Agenda can be found on the following page.

**NOTICE OF SPECIAL LEGISLATIVE UPDATE MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF RENO
BOARD OF COMMISSIONERS**

The Housing Authority of the City of Reno (Agency) will conduct a public meeting:

MEETING DATE: Tuesday, May 6, 2025
TIME: 12:00 p.m. (Approximately)
PLACE: Reno Housing Authority Boardroom
1525 East Ninth Street, Reno, Nevada

Persons wishing to provide public comment may participate during the scheduled meeting by commenting in person during the course of the meeting, or address their comments, data, views, arguments in written form to Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East 9th Street, Reno, NV 89512-3012, Fax: 775.786.1712; e-mail address: HLopez@renoha.org. Written submission should be received by the Board on or before, May 2, 2025, by 5:00 p.m., in order to make copies available to members of the Board and the public.

Below is an agenda of all items scheduled to be considered. At the discretion of the chairperson or the Board, items on the agenda may be taken out of order; the Board may combine two or more agenda items for consideration, and the Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. The public is advised that one or more members of the Board may participate in the meeting via electronic means.

AGENDA

- Call to order and roll call.
- Introduction of guests.
- First Period of Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
 1. Approval of agenda. (For Possible Action)
 2. Flynn Guidici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to RHA's Executive Director in relation to supporting, opposing, or otherwise monitoring bills of interest to RHA. (For Possible Action)
 3. Public Comment. The opportunity for public comment is reserved for any matter within the jurisdiction of the Board. No action on such an item may be taken by the Board unless and until the matter has been noticed as an action item. Comments from the public are limited to three minutes per person.
 4. Adjournment.

This meeting is accessible to the hearing impaired through the RHA TTY/TDD/voice phone line (385) 770-7166. Anyone with a disability, as defined by the Americans with Disabilities Act, requiring special assistance to participate in the meeting, may contact the Board of Commissioners at the following address, at least five days in advance of the meeting in order to make arrangements, if possible, for reasonable accommodations that would enable participation in the meeting by contacting JD Klippenstein, or by calling (775) 329-3630.

This agenda has been posted at the Housing Authority of the City of Reno Administrative Office, 1525 East Ninth Street; and further in compliance with NRS 241.020, this agenda has been posted on the official website for the Housing Authority of the City of Reno www.renoha.org and the State of Nevada Public Notification website <http://notice.nv.gov/>.

According to the provisions of NRS 241.020(5), a copy of supporting (not privileged and confidential) material provided to Board members may be obtained upon request made to: Hilary Lopez, Ph.D., Executive Director, Housing Authority of the City of Reno, 1525 East Ninth Street, Reno, Nevada, 89512, or by calling (775) 329-3630. Copies of supporting (not privileged and confidential) material provided to Board members by staff may be obtained at the aforementioned address.

Dated May 1, 2025

Colleen Montgomery-Beltran

*By: Colleen Montgomery-Beltran
Executive Administrative Assistant*

RENO HOUSING AUTHORITY

AGENDA ITEM NUMBER: 2

May 6, 2025

SUBJECT: Flynn Guidici will provide an update on the State of Nevada 83rd legislative session, bills of interest and related items. The Board may provide direction to RHA's Executive Director in relation to supporting, opposing, or otherwise monitoring bills of interest to RHA. (For Possible Action)

FROM: Executive Director

RECOMMENDATION: For Possible Action

Presentation materials can be found on the following pages.

RENO HOUSING AUTHORITY

Board Legislative Update
May 6, 2025



Important Dates

- May 1 – State Economic Forum
- May 16 – Committee Passage Second House
- May 23 – Second House Passage
- June 2 – Sine die



State Economic Forum Revenue Forecast

- The May 1 forecast is the final official revenue estimate that is used by the Legislature in balancing General Fund appropriations with projected General Fund revenues for each biennial budget period.



Bill Highlights

PHA ENABLING LEGISLATION

AB103 Revises provisions relating to housing authorities.

- Revises Nevada law concerning housing authorities by allowing the creation of a regional housing authority in Washoe County. The bill outlines the structure, powers, and governance of the regional authority, including appointing seven commissioners from local governments and housing assistance recipients. It authorizes regional housing authorities to enter public-private partnerships, create for-profit and nonprofit entities, and operate certain housing projects for profit, with certain exemptions from public meeting laws. Also raises the meeting attendance compensation cap from \$80 to \$250 per meeting. The bill repeals obsolete sections and clarifies definitions, aiming to modernize and enhance the operational flexibility of housing authorities while ensuring alignment with federal requirements.
 - *Committee: Assembly Government Affairs, April 10 – Amend and do pass as amended.*
 - *Committee: Assembly Government Affairs, April 2 – Heard. RHA no action taken.*
 - *Prior RHA Action – Submitted proposed clean-up amendments to Chapter 315 in concert with SNRHA and NRH.*



Bill Highlights

DEVELOPMENT RELATED

AB540 Revises provisions relating to governmental administration. EXEMPT

- Establishes the Nevada Attainable Housing Account, appropriating \$200 million to support the development, preservation, and accessibility of attainable housing projects statewide. It exempts certain attainable housing projects from public works laws and prevailing wage requirements to lower construction costs and expedite development. The bill also creates the Nevada Attainable Housing Council to oversee the allocation of funds and guide statewide housing initiatives. Local governments are mandated to create expedited approval processes for attainable housing projects and are empowered to offer incentives such as fee reductions and land conveyances. Additionally, AB540 revises definitions around affordable housing, creating a new "tier four" category for households earning between 120% and 150% of the area median income. To address rural labor shortages, the bill introduces streamlined licensing for contractors and provisional licenses with waived fees in rural areas. Overall, AB540 is a sweeping housing reform effort intended to expand the supply of attainable housing while reducing bureaucratic and financial barriers.
 - *Committee: Assembly Commerce and Labor, April 2 – Heard. RHA testified in support.*



Bill Highlights

DEVELOPMENT RELATED

AB458 Revises provisions governing energy.

- Modernizes Nevada’s energy laws to enable affordable housing developments with solar-powered systems to participate in net metering programs. The bill exempts owners and operators of these systems from being classified as public utilities and establishes requirements for tariffs, contracts, and credit allocations to ensure equitable distribution of energy benefits to tenants. It requires landlords to inform tenants about the presence and benefits of such solar systems and applies public works laws to state- or locally-funded solar projects even when they don't qualify as traditional public works. AB458_R1 also enhances consumer protections for tenants and buyers through expanded contract requirements, aligns installation practices with public utility standards, revises the Expanded Solar Access Program to focus exclusively on low-income residential customers, and raises the maximum capacity for community-based solar resources from 1 MW to 5 MW. Overall, the bill aims to support affordable housing tenants with lower energy costs, broader solar access, and stronger consumer rights in renewable energy initiatives.
 - *Committee: Assembly Growth and Infrastructure (Work Session) April 10 – Amend and do pass as amended.*
 - *Committee: Assembly Growth and Infrastructure, April 1 – Heard. RHA testified in support.*



Bill Highlights

DEVELOPMENT RELATED – CONTINUED

AB62 Revises provisions relating to transferable tax credits for affordable housing. EXEMPT

- Revises Nevada’s procedures and rules governing transferable tax credits for affordable housing projects. It reduces the final application submission window from 45 days to 15 days before project closing, allows long-term ground leases as proof of site control, and expands who can receive transferred credits. AB62 also increases the lifetime program cap for these tax credits from \$40 million to \$100 million, provides that excess credits approved over the \$10 million annual cap must first reduce unused credits from prior years, and shifts the start date for the 4-year usage period from the issuance date to the notification date. These changes aim to streamline affordable housing project financing, expand transfer options, and promote faster development of low-income housing across Nevada.
 - *Committee: Assembly Revenue (Work Session), March 27 – Do Pass*
 - *Committee: Assembly Revenue, February 20 – Heard. RHA submitted letter of support.*



Bill Highlights

LANDLORD OR TENANT RELATED

SB283 Makes appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons. EXEMPT

- Appropriates state funds to support rental assistance programs for vulnerable populations in Clark County and the Cities of Reno and Sparks. Specifically, it allocates \$12 million per year for two fiscal years (2025–2026 and 2026–2027) to Clark County, \$3 million per year to the City of Reno, and \$1.5 million per year to the City of Sparks. These funds are intended to assist elderly individuals, persons with disabilities, and families or individuals experiencing unanticipated emergencies. Recipients must submit interim and final reports on expenditures to the Interim Finance Committee, and any unspent funds must revert to the State General Fund if not used by the end of the designated periods. The bill is designed to provide immediate rental support while ensuring fiscal accountability.
 - *RHA Monitoring*



Bill Highlights

LANDLORD OR TENANT RELATED

AB283 Revises provisions governing certain actions and proceedings relating to real property.

- Revises Nevada's procedures for summary evictions of residential tenants. It repeals and replaces the prior expedited eviction process, shifting the burden of initial court filings from tenants to landlords. Under the new procedures, landlords must file an affidavit of complaint and serve tenants with court-stamped documents after the expiration of required notices, and tenants have 7 judicial days to respond with an answer. If no answer is filed, courts may issue a removal order without a hearing; if an answer is filed, a hearing is required. The bill also includes new protections like automatic sealing of eviction records under certain circumstances and clarifies the handling of disputes over abandoned property. These changes take effect October 1, 2025, and aim to make the eviction process more transparent and equitable.
 - *Committee: Assembly Judiciary, April 9 – Do pass*
 - *RHA Action – Signed onto Housing Authorities letter of opposition; the bill as proposed creates extended timelines for evictions negatively impacting tenants, waitlist clients, and RHA. Additionally, PHAs are subject to federal regulations which already provide a regulatory framework that must be followed for evictions.*



Bill Highlights

LANDLORD OR TENANT RELATED – CONTINUED

SB166 Revises provisions relating to housing.

- Expands tenant and consumer protections in Nevada by prohibiting insurers from discriminating against property owners or renters based on the breed or mix of breeds of a dog harbored on a property. The bill eliminates the prior requirement that discrimination could only be prohibited if based "solely" on breed and extends protections to include insurance policies for multi-family residential dwellings, such as apartments. SB166 also amends the supportive housing grant program by requiring grant recipients to allow tenants to keep at least one pet, subject to applicable laws and regulations. These changes reflect a broader effort to promote housing stability, non-discrimination, and pet-friendly policies in supportive housing projects.
 - *RHA Action – Submitting an amendment, in concert with SNRHA and NRH, to clarify language regarding resident's pets in supportive housing.*
 - Committee: Senate Commerce and Labor (Work Session), March 27



Bill Highlights

ZONING OR PLANNING RELATED

AB131 Revises provisions relating to housing.

- Creates a property tax exemption for accessory dwelling units (ADUs) that are rented to tenants participating in the federal Housing Choice Voucher Program (Section 8). To qualify, the ADU must be located on the same parcel as a single-family residence that is the owner's primary home, comply with zoning and community regulations, and be rented under a lease of at least 12 months. Property owners must annually provide verification from a public housing authority and submit a copy of the lease to the county assessor. Only one ADU per parcel is eligible, and its value for exemption purposes will be based on replacement cost. The bill is aimed at incentivizing the creation of more affordable rental options by supporting voucher-assisted housing.
 - *Committee: Government Affairs (Work Session), April 9 – Amend and do pass as amended.*
 - *RHA Action – Met with Bill sponsor to answer questions.*



Bill Highlights

ADMINISTRATIVE RELATED

AB388 Revises provisions relating to employment. EXEMPT

- Expands Nevada's paid family leave requirements for both public and private sector employers. It mandates that state government agencies, private employers, and local governments with 50 or more employees provide up to 12 weeks of paid family leave per year to employees who have worked at least 90 days, covering reasons such as bonding with newborn or adopted children, recovery from serious illnesses, addressing issues related to domestic violence, and responding to military deployment events. The bill increases wage replacement during leave to 100% of regular wages for employees earning up to 110% of the state average weekly wage, and 60% for those earning more, with caps. It also requires employers to establish clear procedures for requesting leave, provide written notice of employee rights, protect against retaliation, with violations subject to civil penalties and potential lawsuits. AB388 repeals and consolidates older provisions related to domestic violence leave into this broader family leave framework, with an effective date of January 1, 2026, for full implementation.

- *RHA Action – Monitoring*
- *Committee: Assembly Commerce and Labor (Work Session), April 11 – Do pass.*



Questions?



Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB37	Revises provisions related to housing. (BDR 25-257)	Committee on Government Affairs	Government Affairs	Assembly Committee on Government Affairs 4/9/2025 9:00 AM	Amend, and do pass as amended	Senate Government Affairs 5/5/2025, 3:30 PM	Makes changes to the NHD annual housing report and database	
AB62	Revises provisions relating to transferable tax credits for affordable housing. (BDR 32-437)	Committee on Revenue	Ways and Means	Assembly Committee on Revenue 3/27/2025 4:00 PM	Do pass		Increases the overall amount of transferable tax credits and extends the time for NHD to allocate the credits; makes changes to NRS that enable PHAs to access the credits	
AB103	Revises provisions relating to housing authorities. (BDR 25-554)	O'Neill	Government Affairs	Assembly Committee on Government Affairs 4/10/2025 9:00 AM	Amend, and do pass as amended		Revises language in Chap 315 and restructures RHA board composition	
AB121	Revises provisions governing landlords and tenants. (BDR 10-166)	Considine	Commerce and Labor	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Amend, and do pass as amended	Senate Commerce and Labor 5/5/2025 8 AM	Requires landlords to offer tenants at least one form of payment that does not require a fee and to disclose any online payment fees and limit those to the fee charged by the online service	
AB131	Revises provisions relating to housing. (BDR 22-694)	Jackson	Government Affairs	Assembly Committee on Government Affairs 4/9/2025 9:00 AM	Amend, and do pass as amended		Provides for incentives for use of HCV in ADUs	
AB201	Revises provisions relating to the sealing of records for summary evictions. (BDR 3-843)	Roth	Judiciary	Assembly Committee on Judiciary 4/8/2025 8:30 AM	Amend, and do pass as amended		Expands the circumstances under which an eviction case court file may be automatically sealed	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB223	Revises provisions relating to the habitability of rental property. (BDR 10-684)	Considine	Commerce and Labor	Assembly Committee on Commerce and Labor 3/26/2025 1:30 PM	Amend, and do pass as amended	Senate Commerce and Labor 5/5/2025 8 AM	Revises provisions regarding landlord responsibilities	
AB283	Revises provisions governing certain actions and proceedings relating to real property. (BDR 3-819)	Carter	General File	Senate Committee on Judiciary 4/30/2025 1:00 PM	Do pass		Changes requirements regarding eviction filings and timelines	
AB366	Revises provisions relating to housing. (BDR 25-814)	Monroe-Moreno	Ways and Means	Assembly Committee on Commerce and Labor 4/2/2025 5:00 PM	Mentioned no jurisdiction		Creates the Nevada Supportive Housing Development Fund in the State General Account and appropriates funds for the supportive housing grant program	
AB388	Revises provisions relating to employment. (BDR 23-1027)	Assemblymembers La Rue Hatch, González, Anderson, Roth, Miller, Flanagan, Goulding, Hunt, Jackson, Karris, Moore, Orentlicher and Watts; Senator Flores	Ways and Means	Assembly Committee on Commerce and Labor 4/11/2025 Upon Call of Chair	Do pass		Requires certain public and private employers to provide up to 12 weeks of paid family leave for certain circumstances	
AB458	Revises provisions governing energy. (BDR 58-228)	Watts	Growth and Infrastructure	Assembly Committee on Growth and Infrastructure 4/10/2025 Upon Adjournment	Amend, and do pass as amended		Allows for net metering at multifamily affordable housing complexes	

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB540	Revises provisions relating to governmental administration. (BDR 25-1036)	Committee on Government Affairs	Commerce and Labor	Assembly Committee on Commerce and Labor 4/2/2025 5:00 PM	Heard		Governor Lombardo's omnibus housing bill. Allocates \$200M for affordable/attainable housing programs	
SB283	Makes appropriations to Clark County and the Cities of Reno and Sparks for programs for rental assistance to certain persons. (BDR S-1109)	Cannizzaro, Scheible, Pazina, Flores, Dondero Loop, Cruz-Crawford, Daly, Doñate, Nguyen, Ohrenschall and Taylor	Finance				Allocates continued funding for emergency rental assistance programs	
Under Review								
AB38	Revises various provisions relating to housing. (BDR 43-521)	Committee on Commerce and Labor	Commerce and Labor	Assembly Committee on Commerce and Labor 3/24/2025 1:30 PM	Amend, and do pass as amended			
AB44	Prohibits manipulating the price of an essential good or service in this State. (BDR 52-503)	Committee on Commerce and Labor	Commerce and Labor	Assembly Committee on Commerce and Labor 4/4/2025 11:30 AM	Amend, and do pass as amended			
AB125	Revises provisions relating to public bodies. (BDR 18-909)	Flanagan	General File	Assembly Committee on Government Affairs 4/3/2025 8:30 AM	Mentioned no jurisdiction			
AB185	Revises provisions relating to child care. (BDR 10-187)	Anderson	General File	Assembly Committee on Government Affairs 3/31/2025 8:30 AM	Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB192	Makes various changes relating to real property. (BDR 10-971)	Backus	Judiciary	Assembly Committee on Judiciary 4/3/2025 8:00 AM	Amend, and do pass as amended			
AB241	Revises provisions relating to housing. (BDR 22-65)	Jauregui	Commerce and Labor	Assembly Committee on Commerce and Labor 4/9/2025 11:30 AM	Amend, and do pass as amended			
AB258	Revises provisions relating to brokerage agreements. (BDR 54-741)	Moore, Kasama and La Rue Hatch	Commerce and Labor	Assembly Committee on Ways and Means 3/28/2025 Upon Call of Chair	Without recommendation			
AB263	Revises provisions relating to homelessness. (BDR 20-96)	Mosca	Government Affairs	Assembly Committee on Government Affairs 3/31/2025 8:30 AM	Amend, and do pass as amended			
AB280	Revises provisions relating to housing. (BDR 10-337)	Jauregui	Commerce and Labor	Assembly Committee on Commerce and Labor 3/31/2025 1:30 PM	Amend, and do pass as amended			
AB377	Revises provisions relating to real property. (BDR 32-923)	Assemblymembers Gallant, Gurr, D'Silva, Gray, Cole, DeLong, Hibbetts, Koenig and O'Neill; Senators Buck, Doñate, Ellison and Stone	Revenue	Assembly Committee on Revenue 4/8/2025 3:30 PM	Amend, and do pass as amended			
AB396	Revises provisions relating to housing. (BDR 22-232)	Backus	Commerce and Labor	Assembly Committee on Commerce and Labor 4/9/2025 11:30 AM	Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB475	Makes appropriations to Clark County and the City of Reno for eviction diversion programs. (BDR S-1094)	Committee on Ways and Means	Ways and Means	Assembly Committee on Ways and Means 4/4/2025 Upon Call of Chair	Heard			
AB480	Revises provisions relating to discrimination in housing. (BDR 10-1101)	Assemblymembers Yeager, Monroe-Moreno, Jauregui, Considine, Brown-May, Dalia, González, La Rue Hatch, Marzola, Miller, Moore, Nadeem, Orentlicher and Roth; Senators Cannizzaro, Dondero Loop and Nguyen	Judiciary	Assembly Committee on Judiciary 4/8/2025 8:30 AM	Amend, and do pass as amended			
AB528	Revises provisions relating to property tax abatements for certain buildings and structures which meet certain energy efficiency standards. (BDR 58-425)	Committee on Growth and Infrastructure	Ways and Means	Assembly Committee on Growth and Infrastructure 4/11/2025 Upon Call of Chair	Do pass			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB218*	Revises provisions governing landlords and tenants. (BDR 10-136)	Assembly-member Considine	Chief Clerk's Desk					
AJR7	Proposes to amend the Nevada Constitution to revise provisions relating to the compensation of certain elected officers. (BDR C-654)	Assemblymembers Watts, Mosca and Hibbetts; Senators Nguyen and Stone	Legislative Operations and Elections	Assembly Committee on Legislative Operations and Elections 3/20/2025 3:30 PM	Amend, and do pass as amended			
AJR10	Urges the Federal Government to release federally managed land in Nevada for housing. (BDR R-1097)	Jauregui	Legislative Operations and Elections					
SB28	Revises provisions relating to municipalities. (BDR 22-411)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			
SB54	Requires Medicaid to provide coverage of certain services for persons experiencing homelessness. (BDR 38-412)	Committee on Health and Human Services	Finance	Senate Committee on Health and Human Services 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			
SB78	Revises provisions relating to boards, commissions, councils and similar bodies. (BDR 18-301)	Committee on Revenue and Economic Development	Finance	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
SB99	Authorizes, under certain circumstances, certain governing bodies of a city or county to impose linkage fees on certain developers. (BDR 22-373)	Committee on Government Affairs	Government Affairs	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			
SB108	Revises provisions governing the Account for the Channel Clearance, Maintenance, Restoration, Surveying and Monumenting Program. (BDR 48-88)	Titus	Finance	Senate Committee on Natural Resources 3/20/2025 3:30 PM	Re-refer			
SB114	Revises provisions governing certain landlords. (BDR 10-125)	Pazina, Cruz-Crawford, Daly, Doñate, Flores, Krasner, Nguyen, Ohrenschall, Scheible, Steinbeck, Stone and Taylor	Commerce and Labor	Senate Committee on Commerce and Labor 3/27/2025 8:30 AM	Amend, and do pass as amended			
SB121	Revises provisions governing common-interest communities. (BDR 10-80)	Neal	Judiciary	Senate Committee on Judiciary 4/9/2025 1:00 PM	Amend, and do pass as amended			
SB160	Revises provisions relating to the Nevada Equal Rights Commission. (BDR 18-82)	Neal	Finance	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			
SB166	Revises provisions relating to housing. (BDR 57-713)	Scheible	Commerce and Labor	Senate Committee on Commerce and Labor 3/27/2025 8:30 AM	Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
SB179	Revises provisions relating to discrimination. (BDR 18-35)	Ohrenschall, Buck, Stone, Krasner, Cannizzaro, Pazina and Rogich	Government Affairs	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			
SB193	Establishes a pilot program to reduce interest rates on mortgage loans to certain eligible borrowers. (BDR 25-42)	Doñate, Neal, Scheible, Cannizzaro, Ohrenschall, Cruz-Crawford, Daly, Dondero Loop, Flores, Lange, Nguyen, Pazina and Taylor	Finance	Senate Committee on Commerce and Labor 3/5/2025 8:00 AM	Amend, and do pass as amended			
SB198	Revises provisions relating to labor. (BDR 53-557)	Daly	Commerce and Labor	Senate Committee on Commerce and Labor 4/10/2025 8:30 AM	Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
SB201	Prohibits certain restrictions on the display of religious items in common-interest communities. (BDR 10-122)	Senators Pazina, Neal, Flores, Scheible, Krasner, Cannizzaro, Cruz-Crawford, Daly, Doñate, Dondero Loop, Ellison, Lange, Nguyen, Ohrenschall, Rogich, Steinbeck, Stone and Taylor; Assemblymembers Roth, Nguyen and Gallant	Judiciary	Senate Committee on Judiciary 3/20/2025 1:00 PM	Amend, and do pass as amended			
SB202	Revises provisions relating to housebreaking and unlawful occupancy. (BDR 15-729)	Ellison, Stone and Steinbeck	Judiciary	Senate Committee on Judiciary 4/10/2025 12:30 PM	Amend, and do pass as amended			
SB319	Establishes provisions relating to county fire protection districts. (BDR 42-1018)	Daly and Taylor	Government Affairs	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Amend, and do pass as amended			

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
SB370	Revises provisions relating to manufactured housing. (BDR 43-754)	Taylor	Commerce and Labor	Senate Committee on Commerce and Labor 4/7/2025 8:00 AM	Do pass			
SB391	Revises provisions relating to real property. (BDR 10-84)	Neal	Finance	Senate Committee on Judiciary 4/9/2025 1:00 PM	Amend, and do pass as amended			
SB410	Revises provisions relating to public employees. (BDR 23-562)	Committee on Health and Human Services	Government Affairs	Senate Committee on Health and Human Services 4/10/2025 3:30 PM	Amend, and do pass as amended			
SB418	Revises provisions relating to the collection of delinquent contributions by the Public Employees' Retirement System. (BDR 23-601)	Committee on Finance	Government Affairs	Senate Committee on Government Affairs 4/11/2025 Upon Call of Chair	Do pass			
SB78*	Makes various changes relating to property. (BDR 10-623)	Senator Doñate; Assemblymembers González, Peters and Watts	Special Orders of the Day					
SB81*	Revises provisions governing regional planning. (BDR S-536)	Senator Daly	Special Orders of the Day					

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
SB275*	Revises provisions relating to manufactured home parks. (BDR 10-958)	Senators Daly, Doñate, Dondero Loop, Flores, Harris, Lange, Neal, Ohrenschall, Scheible and Spearman	Special Orders of the Day					
SB335*	Revises provisions regarding real property. (BDR 3-883)	Senator Ohrenschall	Special Orders of the Day					
SB395*	Revises provisions relating to real property. (BDR 10-288)	Senator Neal	Special Orders of the Day					
SB400*	Revises provisions relating to homelessness. (BDR 38-1027)	Senators Neal, Flores and Doñate; Assembly-member D'Silva	Special Orders of the Day					
BDR 133	Revises provisions relating to housing.	Assemblymember Monroe-Moreno	Withdrawn					
BDR 169	Revises provisions relating to real property.	Senator Harris	Submitted					
BDR 10-513	Revises provisions relating to housing.	Joint Interim Standing Committee on Commerce and Labor (NRS 218E.320)	Submitted					

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
BDR 738	Revises provisions relating to common-interest communities.	Assemblymember DeLong	Submitted					
Failed Deadline								
AB68	Revises provisions relating to housing. (BDR 10-478)	Committee on Commerce and Labor	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Assembly Committee on Commerce and Labor 4/2/2025 5:00 PM	Mentioned not agendized			
AB51	Revises provisions relating to public records. (BDR 19-430)	Committee on Government Affairs	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Senate Committee on Legislative Operations and Elections 2/6/2025 3:15 PM	Mentioned No Jurisdiction			
AB152	Revises provisions relating to public records. (BDR 19-209)	Gray	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Assembly Committee on Government Affairs 3/18/2025 8:00 AM	Heard			
AB317	Provides for the establishment of a program by a county or city to provide certain housing facilities to assist persons experiencing homelessness. (BDR 20-863)	Karris	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
AB324	Revises provisions governing housing. (BDR 10-1045)	Orentlicher	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
AB341	Revises the Nevada Fair Housing Law. (BDR 10-460)	Committee on Health and Human Services	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Assembly Committee on Commerce and Labor 3/12/2025 1:30 PM	Not heard			
AB443	Revises provisions relating to real property. (BDR 20-1052)	Gallant	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
AB447	Provides for a partial abatement of the property taxes levied on certain residential rental dwellings. (BDR 32-1079)	Hardy and Nguyen	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB2	Revises provisions relating to collective bargaining. (BDR 23-417)	Committee on Government Affairs	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB51	Provides for reimbursement of cities and counties for reductions or subsidies of certain fees for affordable housing projects. (BDR 25-438)	Committee on Government Affairs	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Senate Committee on Government Affairs 3/17/2025 3:30 PM	Heard, No Action			
SB107	Revises provisions relating to housing. (BDR 18-83)	Neal	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB123	Prohibits local governments from enacting rent control. (BDR 20-723)	Ellison	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB151	Revises provisions relating to manufactured home parks. (BDR 10-755)	Taylor	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB222	Revises provisions relating to common-interest communities. (BDR 10-640)	Buck	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					

Reno Housing Authority - Status Of Legislation - 83rd (2025) Session					Failed Deadline	Support	Monitor	Oppose
Name	Description	Sponsor(s)	Status	Past Meetings	Past Action	Future Meetings	Comments	Position
SB261	Revises provisions relating to housing. (BDR 3-581)	Senators Doñate, Krasner, Stone, Hansen, Daly and Nguyen; Assembly-member Gallant	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB289	Revises provisions relating to local governments. (BDR 20-969)	Committee on Government Affairs	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Senate Committee on Government Affairs 4/9/2025 3:30 PM	Not Heard			
SB339	Revises provisions relating to common-interest communities. (BDR 10-639)	Buck	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB401	Revises provisions relating to certain redevelopment plans. (BDR 22-331)	Flores	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					
SB430	Revises provisions relating to taxation. (BDR 32-693)	Committee on Revenue and Economic Development	Failed_Deadline: 4/11/2025_RuleNo:14.3.1	Senate Committee on Revenue and Economic Development 4/8/2025 1:00 PM	Not Heard			
SB436	Revises provisions relating to landlords and tenants. (BDR 10-514)	Committee on Commerce and Labor	Failed_Deadline: 4/11/2025_RuleNo:14.3.1					