ASSEMBLY BILL NO. 32-COMMITTEE ON TAXATION

(ON BEHALF OF THE NEVADA ASSOCIATION OF COUNTIES)

PREFILED DECEMBER 20, 2012

Referred to Committee on Taxation

SUMMARY—Revises the provisions governing certain tax abatements for new or expanded businesses and renewable energy facilities. (BDR 32-173)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact. Effect on the State: No.

EXPLANATION - Matter in *bolded italics* is new; matter between brackets [omitted material] is material to be omitted.

AN ACT relating to taxation; revising the conditions upon and requirements for a partial abatement of the taxes imposed on certain new or expanded businesses and renewable energy facilities; tolling for the period of such an abatement the time limitations upon certain procedures for the enforcement of the abated taxes; requiring each board of county commissioners to adopt an ordinance regarding the approval or denial of an application for such an abatement; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law authorizes the Office of Economic Development to grant, upon application and under certain conditions, a partial abatement of the property taxes, business taxes and local sales and use taxes imposed on a new or expanded business in this State. (NRS 360.750, 361.0687, 363B.120, 374.357, 701A.210) Section 2 of this bill revises those conditions to require the business to agree to submit an annual attestation of compliance with those conditions and to require prior county approval of each application for such an abatement. Section 1 of this bill suspends, for the period of the abatement, the statutory time limitations applicable to the provision of notice of a deficiency determination regarding, and the commencement of a court action for the collection of, the taxes for which the abatement was granted.

Existing law authorizes the Director of the Office of Energy to grant, upon application and under certain conditions, a partial abatement of the property taxes and local sales and use taxes imposed on certain renewable energy facilities that





locate in this State. (NRS 701A.300-701A.390) Section 5 of this bill revises those conditions to require the owner of such a facility to agree to submit an annual attestation of compliance with those conditions and to require prior county approval of each application for such an abatement. Section 6 of this bill authorizes the approval of such an abatement for a period or amount which is less than that currently required by statute and suspends, for the period of the abatement, the statutory time limitations applicable to the provision of notice of a deficiency determination regarding, and the commencement of a court action for the collection of, the taxes for which the abatement was granted.

currently required by statute and suspends, for the period of the abatement, the
 statutory time limitations applicable to the provision of notice of a deficiency
 determination regarding, and the commencement of a court action for the collection
 of, the taxes for which the abatement was granted.
 Section 4 of this bill requires each board of county commissioners to adopt an
 ordinance setting forth its policies and criteria for the approval or denial of
 applications for these partial abatements. Section 3 of this bill clarifies that such an
 ordinance is not subject to certain prerequisites to the adoption by a local
 government of certain rules which affect businesses. (NRS 237.030-237.150)

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. Chapter 360 of NRS is hereby amended by adding
 thereto a new section to read as follows:

3 Notwithstanding any other provision of law, if on or after 4 July 1, 2013, the Office of Economic Development approves an 5 application for a partial abatement pursuant to NRS 360.750:

6 1. The period during which a notice of a deficiency 7 determination must be provided by the Department pursuant to 8 NRS 360.355 regarding the taxes for which the application was 9 approved is tolled for the period of the partial abatement; and

10 2. The time limitations prescribed by paragraph (b) of 11 subsection 1 of NRS 360.4193 are tolled for the period of the 12 partial abatement with respect to the commencement of an action 13 regarding the taxes for which the application was approved.

Sec. 2. NRS 360.750 is hereby amended to read as follows:

360.750 1. A person who intends to locate or expand a
business in this State may apply to the Office of Economic
Development for a partial abatement of one or more of the taxes
imposed on the new or expanded business pursuant to chapter 361,
363B or 374 of NRS.

20 2. The Office of Economic Development shall approve an 21 application for a partial abatement if the Office makes the following 22 determinations:

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(a) The business is consistent with:

(1) The State Plan for Economic Development developed by
the Executive Director of the Office of Economic Development
pursuant to subsection 2 of NRS 231.053; and

(2) Any guidelines adopted by the Executive Director of theOffice to implement the State Plan for Economic Development.





- 1 (b) The applicant has executed an agreement with the Office 2 which must:
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(1) Comply with the requirements of NRS 360.755;

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(2) State that the business will [, after]:

5 (I) After the date on which a certificate of eligibility for the abatement is issued pursuant to subsection 4, continue in 6 7 operation in this State for a period specified by the Office, which 8 must be at least 5 years, and will continue to meet the eligibility 9 requirements set forth in this subsection; and

10 (II) During the specified period, submit annually to the 11 Office a signed attestation that the business is meeting all the 12 conditions upon which the abatement was granted; and

13 (3) Bind the successors in interest of the business for the 14 specified period.

15 (c) The business is registered pursuant to the laws of this State 16 or the applicant commits to obtain a valid business license and all 17 other permits required by the county, city or town in which the 18 business operates.

19 (d) Except as otherwise provided in NRS 361.0687, if the 20 business is a new business in a county whose population is 100,000 21 or more or a city whose population is 60,000 or more, the business meets at least two of the following requirements: 22

23 (1) The business will have 75 or more full-time employees 24 on the payroll of the business by the fourth quarter that it is in 25 operation.

26 (2) Establishing the business will require the business to 27 make a capital investment of at least \$1,000,000 in this State.

28 (3) The average hourly wage that will be paid by the new business to its employees in this State is at least 100 percent of the 29 30 average statewide hourly wage as established by the Employment 31 Security Division of the Department of Employment, Training and 32 Rehabilitation on July 1 of each fiscal year and:

33 (I) The business will provide a health insurance plan for 34 all employees that includes an option for health insurance coverage 35 for dependents of the employees; and

36 (II) The cost to the business for the benefits the business 37 provides to its employees in this State will meet the minimum 38 requirements for benefits established by the Office by regulation 39 pursuant to subsection 8.

40 (e) Except as otherwise provided in NRS 361.0687, if the 41 business is a new business in a county whose population is less than 42 100,000 or a city whose population is less than 60,000, the business 43 meets at least two of the following requirements:





1 (1) The business will have 15 or more full-time employees 2 on the payroll of the business by the fourth quarter that it is in 3 operation.

4 (2) Establishing the business will require the business to 5 make a capital investment of at least \$250,000 in this State.

6 (3) The average hourly wage that will be paid by the new 7 business to its employees in this State is at least 100 percent of the 8 average statewide hourly wage or the average countywide hourly 9 wage, whichever is less, as established by the Employment Security 10 Division of the Department of Employment, Training and 11 Rehabilitation on July 1 of each fiscal year and:

12 (I) The business will provide a health insurance plan for 13 all employees that includes an option for health insurance coverage 14 for dependents of the employees; and

15 (II) The cost to the business for the benefits the business 16 provides to its employees in this State will meet the minimum 17 requirements for benefits established by the Office by regulation 18 pursuant to subsection 8.

19 (f) If the business is an existing business, the business meets at 20 least two of the following requirements:

(1) The business will increase the number of employees on
 its payroll by 10 percent more than it employed in the immediately
 preceding fiscal year or by six employees, whichever is greater.

24 (2) The business will expand by making a capital investment 25 in this State in an amount equal to at least 20 percent of the value of 26 the tangible property possessed by the business in the immediately 27 preceding fiscal year. The determination of the value of the tangible 28 property possessed by the business in the immediately preceding 29 fiscal year must be made by the:

(I) County assessor of the county in which the business
 will expand, if the business is locally assessed; or

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(II) Department, if the business is centrally assessed.

(3) The average hourly wage that will be paid by the existing
business to its new employees in this State is at least the amount of
the average hourly wage required to be paid by businesses pursuant
to subparagraph (2) of either paragraph (a) or (b) of subsection 2 of
NRS 361.0687, whichever is applicable, and:

38 (I) The business will provide a health insurance plan for 39 all new employees that includes an option for health insurance 40 coverage for dependents of the employees; and

41 (II) The cost to the business for the benefits the business 42 provides to its new employees in this State will meet the minimum 43 requirements for benefits established by the Office by regulation 44 pursuant to subsection 8.





(g) In lieu of meeting the requirements of paragraph (d), (e) or 1 2 (f), if the business furthers the development and refinement of 3 intellectual property, a patent or a copyright into a commercial product, the business meets at least two of the following 4 5 requirements:

6 (1) The business will have 10 or more full-time employees 7 on the payroll of the business by the fourth quarter that it is in 8 operation.

9 (2) Establishing the business will require the business to make a capital investment of at least \$500,000 in this State. 10

11 (3) The average hourly wage that will be paid by the new 12 business to its employees in this State is at least the amount of the 13 average hourly wage required to be paid by businesses pursuant to subparagraph (2) of either paragraph (a) or (b) of subsection 2 of 14 15 NRS 361.0687, whichever is applicable, and:

16 (I) The business will provide a health insurance plan for 17 all employees that includes an option for health insurance coverage 18 for dependents of the employees; and

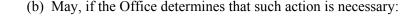
19 (II) The cost to the business for the benefits the business 20 provides to its employees in this State will meet with minimum 21 requirements established by the Office by regulation pursuant to 22 subsection 8.

23 3. Notwithstanding the provisions of subsection 2, the Office 24 of Economic Development:

25 (a) Shall not consider an application for a partial abatement 26 unless [the]:

27 (1) The Office has requested a letter of acknowledgment of 28 the request for the abatement from any affected county, school 29 district, city or town **H**; and

30 (2) The board of county commissioners of each county in 31 which the business is or will be located approves the application for a partial abatement in accordance with the provisions of the 32 33 ordinance adopted by the board pursuant to section 4 of this act. The board of county commissioners must not condition the 34 approval of the application on a requirement that the business 35 agree to purchase, lease or otherwise acquire in its own name 36 or on behalf of the county any infrastructure, equipment, facilities 37 or other property in the county that is not directly related to or 38 39 otherwise necessary for the construction of the facilities of the business or the operation of the business. If the board of county 40 41 commissioners does not approve or deny the application within 30 42 days after the board receives the application, the application shall 43 be deemed denied. 44







1 (1) Approve an application for a partial abatement by a 2 business that does not meet the requirements set forth in paragraph 3 (d), (e), (f) or (g) of subsection 2;

4 (2) Make the requirements set forth in paragraph (d), (e), (f) 5 or (g) of subsection 2 more stringent; or

6 (3) Add additional requirements that a business must meet to 7 qualify for a partial abatement.

8 4. If the Office of Economic Development approves an 9 application for a partial abatement, the Office shall immediately 10 forward a certificate of eligibility for the abatement to:

11 (a) The Department;

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(b) The Nevada Tax Commission; and

13 (c) If the partial abatement is from the property tax imposed 14 pursuant to chapter 361 of NRS, the county treasurer.

5. An applicant for a partial abatement pursuant to this section or an existing business whose partial abatement is in effect shall, upon the request of the Executive Director of the Office of Economic Development, furnish the Executive Director with copies of all records necessary to verify that the applicant meets the requirements of subsection 2.

21 6. If a business whose partial abatement has been approved 22 pursuant to this section and is in effect ceases:

(a) To meet the requirements set forth in subsection 2; or

(b) Operation before the time specified in the agreementdescribed in paragraph (b) of subsection 2,

→ the business shall repay to the Department or, if the partial 26 abatement was from the property tax imposed pursuant to chapter 27 361 of NRS, to the county treasurer, the amount of the exemption 28 that was allowed pursuant to this section before the failure of the 29 30 business to comply unless the Nevada Tax Commission determines 31 that the business has substantially complied with the requirements of this section. Except as otherwise provided in NRS 360.232 and 32 33 360.320, the business shall, in addition to the amount of the exemption required to be paid pursuant to this subsection, pay 34 35 interest on the amount due at the rate most recently established pursuant to NRS 99.040 for each month, or portion thereof, from the 36 37 last day of the month following the period for which the payment 38 would have been made had the partial abatement not been approved 39 until the date of payment of the tax.

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7. A county treasurer:

(a) Shall deposit any money that he or she receives pursuant to
subsection 6 in one or more of the funds established by a local
government of the county pursuant to NRS 354.6113 or 354.6115;
and





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benefits that a business must provide to its employees if the business 5 6 is going to use benefits paid to employees as a basis to qualify for a 7 partial abatement; and 8 (b) May adopt such other regulations as the Office of Economic 9 Development determines to be necessary to carry out the provisions 10 of this section and NRS 360.755. The Nevada Tax Commission: 11 9 12 (a) Shall adopt regulations regarding: 13 (1) The capital investment that a new business must make to 14 meet the requirement set forth in paragraph (d), (e) or (g) of 15 subsection 2: and 16 (2) Any security that a business is required to post to qualify 17 for a partial abatement pursuant to this section. (b) May adopt such other regulations as the Nevada Tax 18 19 Commission determines to be necessary to carry out the provisions 20 of this section and NRS 360.755. 21 10. An applicant for an abatement who is aggrieved by a final 22 decision of the Office of Economic Development may petition for judicial review in the manner provided in chapter 233B of NRS. 23 Sec. 3. NRS 237.060 is hereby amended to read as follows: 24 237.060 1. "Rule" means: 25 26 (a) An ordinance by the adoption of which the governing body 27 of a local government exercises legislative powers; and 28 (b) An action taken by the governing body of a local 29 government that imposes, increases or changes the basis for the calculation of a fee that is paid in whole or in substantial part by 30 31 businesses. 32 2 "Rule" does not include: (a) An action taken by the governing body of a local 33 government that imposes, increases or changes the basis for the 34 35 calculation of: 36 (1) Special assessments imposed pursuant to chapter 271 of 37 NRS: 38 (2) Impact fees imposed pursuant to chapter 278B of NRS; 39 (3) Fees for remediation imposed pursuant to chapter 540A of NRS: 40 41 (4) Taxes ad valorem; (5) Sales and use taxes; or 42 (6) A fee that has been negotiated pursuant to a contract 43

44 between a business and a local government.



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(b) May use the money deposited pursuant to paragraph (a) only

(a) Shall adopt regulations relating to the minimum level of

for the purposes authorized by NRS 354.6113 and 354.6115.

The Office of Economic Development:

1 (b) An action taken by the governing body of a local 2 government that approves, amends or augments the annual budget 3 of the local government.

4 (c) An ordinance adopted by the governing body of a local 5 government pursuant to *section 4 of this act or* a provision of 6 chapter 271, 271A, 278, 278A, 278B or 350 of NRS.

7 (d) An ordinance adopted by or action taken by the governing 8 body of a local government that authorizes or relates to the issuance 9 of bonds or other evidence of debt of the local government.

10 Sec. 4. Chapter 244 of NRS is hereby amended by adding 11 thereto a new section to read as follows:

Each board of county commissioners shall adopt an ordinance that:

 Sets forth the policies of the board regarding the approval or denial of an application for a partial abatement of taxes pursuant to NRS 360.750 or 701A.300 to 701A.390, inclusive; and
 Prescribes the criteria the board will use to determine whether to approve or deny such an application.

Sec. 5. NRS 701A.365 is hereby amended to read as follows:

701A.365 1. Except as otherwise provided in subsection 2,
the Director, in consultation with the Office of Economic
Development, shall approve an application for a partial abatement
pursuant to NRS 701A.300 to 701A.390, inclusive, if the Director,
in consultation with the Office of Economic Development, makes
the following determinations:

(a) The applicant has executed an agreement with the Directorwhich must:

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(1) State that [the]:

29 (1) The facility will, after the date on which a certificate 30 of eligibility for the abatement is issued pursuant to NRS 701A.370, 31 continue in operation in this State for a period specified by the 32 Director, which must be at least 10 years, and will continue to meet 33 the eligibility requirements for the abatement; and

34 (II) The applicant will, during the specified period, 35 submit annually to the Director a signed attestation that the 36 facility is meeting all the conditions upon which the abatement 37 was granted; and

38 (2) Bind the successors in interest in the facility for the 39 specified period.

40 (b) The facility is registered pursuant to the laws of this State or 41 the applicant commits to obtain a valid business license and all other 42 permits required by the county, city or town in which the facility 43 operates.

44 (c) No funding is or will be provided by any governmental 45 entity in this State for the acquisition, design or construction of the





facility or for the acquisition of any land therefor, except any private
 activity bonds as defined in 26 U.S.C. § 141.

3 (d) If the facility will be located in a county whose population is 4 100,000 or more or a city whose population is 60,000 or more, the 5 facility meets the following requirements:

6 (1) There will be 75 or more full-time employees working on 7 the construction of the facility during the second quarter of 8 construction, including, unless waived by the Director for good 9 cause, at least 30 percent who are residents of Nevada;

10 (2) Establishing the facility will require the facility to make a 11 capital investment of at least \$10,000,000 in this State;

12 (3) The average hourly wage that will be paid by the facility 13 to its employees in this State is at least 110 percent of the average 14 statewide hourly wage, excluding management and administrative 15 employees, as established by the Employment Security Division of 16 the Department of Employment, Training and Rehabilitation on 17 July 1 of each fiscal year; and

18 (4) The average hourly wage of the employees working on 19 the construction of the facility will be at least 150 percent of the 20 average statewide hourly wage, excluding management and 21 administrative employees, as established by the Employment 22 Security Division of the Department of Employment, Training and 23 Rehabilitation on July 1 of each fiscal year and:

24 (I) The employees working on the construction of the 25 facility must be provided a health insurance plan that includes an 26 option for health insurance coverage for dependents of the 27 employees; and

(II) The cost of the benefits provided to the employees
working on the construction of the facility will meet the minimum
requirements for benefits established by the Director by regulation
pursuant to NRS 701A.390.

(e) If the facility will be located in a county whose population is
less than 100,000 or a city whose population is less than 60,000, the
facility meets the following requirements:

(1) There will be 50 or more full-time employees working on
the construction of the facility during the second quarter of
construction, including, unless waived by the Director for good
cause, at least 30 percent who are residents of Nevada;

(2) Establishing the facility will require the facility to make a
 capital investment of at least \$3,000,000 in this State;

41 (3) The average hourly wage that will be paid by the facility 42 to its employees in this State is at least 110 percent of the average 43 statewide hourly wage, excluding management and administrative 44 employees, as established by the Employment Security Division of





the Department of Employment, Training and Rehabilitation on
 July 1 of each fiscal year; and

3 (4) The average hourly wage of the employees working on 4 the construction of the facility will be at least 150 percent of the 5 average statewide hourly wage, excluding management and 6 administrative employees, as established by the Employment 7 Security Division of the Department of Employment, Training and 8 Rehabilitation on July 1 of each fiscal year and:

9 (I) The employees working on the construction of the 10 facility must be provided a health insurance plan that includes an 11 option for health insurance coverage for dependents of the 12 employees; and

13 (II) The cost of the benefits provided to the employees 14 working on the construction of the facility will meet the minimum 15 requirements for benefits established by the Director by regulation 16 pursuant to NRS 701A.390.

17 (f) The financial benefits that will result to this State from the 18 employment by the facility of the residents of this State and from 19 capital investments by the facility in this State will exceed the loss 20 of tax revenue that will result from the abatement.

(g) The facility is consistent with the State Plan for Economic
 Development developed by the Executive Director of the Office of
 Economic Development pursuant to subsection 2 of NRS 231.053.

24 The Director shall not approve an application for a partial 2. 25 abatement lof the taxes imposed pursuant to chapter 361 of NRSI submitted pursuant to NRS 701A.360 [by a facility for the 26 27 generation of electricity from geothermal resources unless the 28 application is approved pursuant to this subsection. The board of county commissioners of a county must approve or deny the 29 30 application, in accordance with the provisions of the ordinance 31 adopted by the board pursuant to section 4 of this act, not later 32 than 30 days after the board receives a copy of the application. The 33 board of county commissioners must not condition the approval of 34 the application on a requirement that the facility **for the generation** 35 of electricity from geothermal resources] agree to purchase, lease or otherwise acquire in its own name or on behalf of the county any 36 37 infrastructure, equipment, facilities or other property in the county that is not directly related to or otherwise necessary for the 38 construction **[and]** or operation of the facility. If the board of county 39 40 commissioners does not approve or deny the application within 30 41 days after the board receives the application, the application shall be 42 deemed denied.

A3 3. Notwithstanding the provisions of subsection 1, the Director,
 in consultation with the Office of Economic Development, may, if





the Director, in consultation with the Office, determines that suchaction is necessary:

3 (a) Approve an application for a partial abatement for a facility 4 that does not meet the requirements set forth in paragraph (d) or (e) 5 of subsection 1; or

6 (b) Add additional requirements that a facility must meet to 7 qualify for a partial abatement.

4. The Director shall cooperate with the Office of Economic9 Development in carrying out the provisions of this section.

5. The Director shall submit to the Office of Economic Development an annual report, at such a time and containing such information as the Office may require, regarding the partial abatements granted pursuant to this section.

Sec. 6. NRS 701A.370 is hereby amended to read as follows:

15 701A.370 1. If the Director approves an application for a 16 partial abatement pursuant to NRS 701A.300 to 701A.390, 17 inclusive, of:

(a) Property taxes imposed pursuant to chapter 361 of NRS, thepartial abatement must:

20 (1) Be for a duration **[of]** *that does not exceed* the 20 fiscal 21 years immediately following the date of approval of the application;

(2) [Be equal to] Not exceed 55 percent of the taxes on real
 and personal property payable by the facility each year; and

24 (3) Not apply during any period in which the facility is 25 receiving another abatement or exemption from property taxes 26 imposed pursuant to chapter 361 of NRS, other than any partial 27 abatement provided pursuant to NRS 361.4722.

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(b) Local sales and use taxes: (1) The partial abatement must:

30 (I) Be for [the] *a duration that does not exceed* 3 years 31 beginning on the date of *the* approval of the application:

beginning on the date of *the* approval of the application; (II) [Be equal to] Not exceed that portion of the combined rate of all the local sales and use taxes payable by the facility each

rate of all the local sales and use taxes payable by the facility each
year which exceeds 0.25 percent; and

(III) Not apply during any period in which the facility is
 receiving another abatement or exemption from local sales and use
 taxes.

(2) The Department of Taxation shall issue to the facility a
document certifying the abatement which can be presented to
retailers at the time of sale. The document must clearly state that the
purchaser is only required to pay sales and use taxes imposed in this
State at the rate [of 2.25 percent.] which has not been abated.

43 2. Notwithstanding any other provision of law, if on or after 44 July 1, 2013, the Director approves an application for a partial 45 abatement pursuant to NRS 701A.300 to 701A.390, inclusive:





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1 (a) The period during which a notice of a deficiency 2 determination must be provided by the Department of Taxation pursuant to NRS 360.355 regarding the taxes for which the 3 4 application was approved is tolled for the period of the partial 5 abatement: and (b) The time limitations prescribed by paragraph (b) of 6 subsection 1 of NRS 360.4193 are tolled for the period of the 7 8 partial abatement with respect to the commencement of an action 9 regarding the taxes for which the application was approved. 3. Upon approving an application for a partial abatement 10 pursuant to NRS 701A.300 to 701A.390, inclusive, the Director 11 shall immediately forward a certificate of eligibility for the 12 13 abatement to: 14 (a) The Department of Taxation; 15 (b) The board of county commissioners; 16 (c) The county assessor; 17 (d) The county treasurer; and 18 (e) The Office of Economic Development. 19 Sec. 7. Section 4 of this act is hereby amended to read as 20 follows: 21 Sec. 4. Chapter 244 of NRS is hereby amended by 22 adding thereto a new section to read as follows: 23 Each board of county commissioners shall adopt an 24 ordinance that: 25 Sets forth the policies of the board regarding the 1. 26 approval or denial of an application for a partial abatement of taxes pursuant to NRS 360.750 ; for 701A.300 to 701A.390, 27 28 inclusive: and 29 2. Prescribes the criteria the board will use to determine 30 whether to approve or deny such an application. 31 **Sec. 8.** Each board of county commissioners in this State shall 32 adopt the ordinance required by section 4 of this act not later than 33 October 1, 2013. Sec. 9. This section and sections 3, 4 and 8 of this act 34 1. become effective upon passage and approval. 35 Sections 1, 2, 5 and 6 of this act become effective on July 1, 36 2. 37 2013. 38 3. Sections 5 and 6 of this act expire by limitation on June 30, 39 2049. 40 4 Section 7 of this act becomes effective on July 1, 2049.

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