

REQUIRES TWO-THIRDS MAJORITY VOTE

(§§ 4, 7, 8, 10, 12-14, 22)

(Reprinted with amendments adopted on April 19, 2021)

FIRST REPRINT

S.B. 282

SENATE BILL NO. 282—SENATOR DENIS

MARCH 22, 2021

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to real estate.
(BDR 54-841)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to real estate; revising provisions governing the financial administration of the Real Estate Division of the Department of Business and Industry; revising the provisions governing the Real Estate Education, Research and Recovery Fund; imposing a technology fee for the issuance or renewal of certain licenses, certificates, permits and registrations issued by the Division; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law requires certain administrative fines, fees, penalties and charges
2 that are collected by the Real Estate Commission, the Commission of Appraisers of
3 Real Estate and the Real Estate Division of the Department of Business and
4 Industry to be deposited in the State General Fund. Under existing law, the Real
5 Estate Division is required to charge and collect various fees for licenses,
6 certificates, permits and registrations. (NRS 119.320, 119A.360, 645.830,
7 645C.450, 645C.680, 645D.240, 645H.530, 645H.540, 645H.560) Any money
8 required for the administration of the Division is required to be legislatively
9 appropriated from the State General Fund. (NRS 119.118, 645.140, 645C.240,
10 645D.140, 645H.350) **Section 1** of this bill creates the Account for Real Estate
11 Administration in the State General Fund to pay for the administrative expenses of
12 the Division. **Section 1** also provides that: (1) the interest and income earned on
13 money in the Account must be credited to the Account; and (2) any money
14 remaining in the Account at the end of a fiscal year does not revert to the State
15 General Fund and must be carried forward to the next fiscal year. **Sections 2, 5, 9,**
16 **11, 19 and 21** of this bill require, with certain exceptions, that money collected by
17 the Division must be credited to the Account and used to pay for the administrative
18 expenses of the Division. **Sections 3 and 20** of this bill make conforming changes



* S B 2 8 2 R 1 *

19 relating to the deposit and authorized use of certain money collected by the
20 Division.

21 Existing law: (1) requires that a balance of not less than \$300,000 be
22 maintained in the Real Estate Education, Research and Recovery Fund to be used
23 for satisfying claims against certain persons licensed by the Division; and (2)
24 prescribes certain authorized uses for any balance over \$300,000 remaining in the
25 Fund at the end of any fiscal year. (NRS 645.842) **Section 4.5** of this bill reduces
26 from \$300,000 to \$100,000 the minimum balance that is required to be maintained
27 in the Fund. **Section 4.5** also requires the Real Estate Administrator to transfer any
28 amount in excess of \$100,000 at the end of each fiscal year to the Account for Real
29 Estate Administration.

30 Existing law requires a person who wishes to engage in certain professions
31 relating to real estate to obtain a license, certificate, permit or registration, as
32 applicable, from the Real Estate Division. (Chapters 119A, 645, 645C, 645D and
33 645H of NRS) **Sections 4, 7, 8, 10, 12-14 and 22** of this bill require an applicant
34 for the issuance or renewal of certain licenses, certificates, permits and registrations
35 issued by the Real Estate Division to pay a technology fee of \$15 in addition to any
36 other fee assessed by the Real Estate Division for any such issuance or renewal.
37 **Section 6** of this bill makes a conforming change as a result of the imposition of a
38 technology fee.

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

1 **Section 1.** Chapter 645 of NRS is hereby amended by adding
2 thereto a new section to read as follows:

3 *1. The Account for Real Estate Administration is hereby*
4 *created in the State General Fund. The Administrator shall*
5 *administer the Account.*

6 *2. The interest and income earned on money in the Account,*
7 *after deducting any applicable charges, must be credited to the*
8 *Account. Any money remaining in the Account at the end of*
9 *the fiscal year does not revert to the State General Fund, and the*
10 *balance in the Account must be carried forward to the next fiscal*
11 *year.*

12 *3. The money in the Account must be used to defray the costs*
13 *and expenses incurred by the Division in carrying out the*
14 *provisions of this chapter and chapters 119, 119A, 645C, 645D*
15 *and 645H of NRS.*

16 *4. All claims against the Account must be paid as other*
17 *claims against the State are paid.*

18 **Sec. 2.** NRS 645.140 is hereby amended to read as follows:

19 645.140 1. Except as otherwise provided in this section ~~[]~~
20 *and NRS 645.314, 645.843 and 645.848, all administrative fines,*
21 *fees, penalties and other charges received by the Commission or*
22 *Division pursuant to ~~[NRS 645.410, 645.660 and 645.830]~~ this*
23 *chapter must be deposited with the State Treasurer for credit to the*
24 *~~[State General Fund.] Account for Real Estate Administration~~*



1 *created by section 1 of this act and accounted for separately to*
2 *provide the money authorized for expenditure by the Division to*
3 *carry out this provisions of this chapter.*

4 2. ~~[The fees received by the Division:~~

5 ~~—(a) From the sale of publications must be retained by the~~
6 ~~Division to pay the costs of printing and distributing publications.~~

7 ~~—(b) For examinations must be retained by the Division to pay the~~
8 ~~costs of the administration of examinations.~~

9 ~~↪ Any surplus of the fees retained by the Division for the~~
10 ~~administration of examinations must be deposited with the State~~
11 ~~Treasurer for credit to the State General Fund.~~

12 ~~—3.— Money for the support of the Division must be provided by~~
13 ~~direct legislative appropriation, and be paid out on claims as other~~
14 ~~claims against the State are paid.~~

15 ~~—4.] Except as otherwise provided in NRS 645.6058, the~~
16 ~~Commission and Division shall deposit any money collected from~~
17 ~~the imposition of any administrative fine or penalty pursuant to~~
18 ~~this chapter with the State Treasurer for credit to the State~~
19 ~~General Fund. The Commission or Division may present a claim~~
20 ~~to the State Board of Examiners for recommendation to the~~
21 ~~Interim Finance Committee if money is required to pay attorney's~~
22 ~~fees or the costs of an investigation, or both.~~

23 3. Each member of the Commission is entitled to receive:

24 (a) A salary of not more than \$150 per day, as fixed by the
25 Commission, while engaged in the business of the Commission; and

26 (b) A per diem allowance and travel expenses at a rate fixed by
27 the Commission, while engaged in the business of the Commission.
28 The rate must not exceed the rate provided for state officers and
29 employees generally.

30 ~~[5.] 4.~~ While engaged in the business of the Commission, each
31 employee of the Commission is entitled to receive a per diem
32 allowance and travel expenses at a rate fixed by the Commission.
33 The rate must not exceed the rate provided for state officers and
34 employees generally.

35 **Sec. 3.** NRS 645.6058 is hereby amended to read as follows:

36 645.6058 ~~[1.— Except as otherwise provided in subsection 3,~~
37 ~~all fees, penalties and fines received by the Division pursuant to the~~
38 ~~provisions of NRS 645.6052 to 645.6058, inclusive, must be~~
39 ~~deposited with the State Treasurer for credit to the Division. The~~
40 ~~money must be used by the Division for the administration of the~~
41 ~~provisions of NRS 645.6052 to 645.6058, inclusive.~~

42 ~~—2.]~~ The Division may delegate to a hearing officer or panel its
43 authority to take any disciplinary action against property managers
44 ~~[.]~~ **and** impose and collect fines pursuant to the disciplinary action.



~~1 [and deposit the money with the State Treasurer for credit to the
2 Division.~~

~~3 —3. If a hearing officer or panel is not authorized to take
4 disciplinary action pursuant to subsection 2, the Division shall
5 deposit the money collected from the imposition of penalties and
6 fines collected from property managers with the State Treasurer for
7 credit to the State General Fund. The Division may present a claim
8 to the State Board of Examiners for recommendation to the Interim
9 Finance Committee if money is needed to pay an attorney's fee or
10 the costs of an investigation, or both.]~~

11 **Sec. 4.** NRS 645.830 is hereby amended to read as follows:

12 645.830 1. The following fees must be charged by and paid
13 to the Division:

14	
15	For each original real estate broker's, broker-
16	salesperson's or corporate broker's license..... \$105
17	For each original real estate salesperson's license 85
18	For each original branch office license 120
19	For real estate education, research and recovery to
20	be paid at the time an application for an original
21	license is filed..... 40
22	For real estate education, research and recovery to
23	be paid at the time an application for renewal of
24	a license is filed 40
25	For each renewal of a real estate broker's, broker-
26	salesperson's or corporate broker's license..... 180
27	For each renewal of a real estate salesperson's
28	license..... 140
29	For each renewal of a real estate branch office
30	license..... 110
31	For each penalty for late filing of a renewal for a
32	broker's, broker-salesperson's or corporate
33	broker's license 95
34	For each penalty for late filing of a renewal for a
35	salesperson's license 75
36	For each change of name or address..... 20
37	For each transfer of a real estate salesperson's or
38	broker-salesperson's license and change of
39	association or employment..... 20
40	For each duplicate license where the original license
41	is lost or destroyed, and an affidavit is made
42	thereof 20
43	For each change of broker status from broker to
44	broker-salesperson..... 20



1 For each change of broker status from broker-
2 salesperson to broker \$40
3 For each reinstatement to active status of an
4 inactive real estate broker's, broker-
5 salesperson's or salesperson's license 20
6 For each reinstatement of a real estate broker's
7 license when the licensee fails to give immediate
8 written notice to the Division of a change of
9 name or business location 30
10 For each reinstatement of a real estate salesperson's
11 or broker-salesperson's license when he or she
12 fails to notify the Division of a change of broker
13 within 30 days of termination by previous broker 30
14 For each original registration of an owner-developer 125
15 For each annual renewal of a registration of an
16 owner-developer..... 125
17 For each enlargement of the area of an owner-
18 developer's registration..... 50
19 For each cooperative certificate issued to an out-of-
20 state broker licensee for 1 year or fraction
21 thereof 150
22 For each original accreditation of a course of
23 continuing education 100
24 For each renewal of accreditation of a course of
25 continuing education 50
26 For each annual approval of a course of instruction
27 offered in preparation for an original license or
28 permit 100
29

30 **2. In addition to the fees imposed by subsection 1 and NRS**
31 **645.843, each applicant for the issuance or renewal of a real**
32 **estate broker's, broker-salesperson's or salesperson's license**
33 **issued pursuant to this chapter must pay to the Division a**
34 **technology fee of \$15.**

35 **3. The fees prescribed by this section for courses of instruction**
36 **offered in preparation for an original license or permit or for courses**
37 **of continuing education do not apply to:**

- 38 (a) Any university, state college or community college of the
- 39 Nevada System of Higher Education.
- 40 (b) Any agency of the State.
- 41 (c) Any regulatory agency of the Federal Government.



1 ~~3.]~~ 4. The Commission shall adopt regulations which
2 establish the fees to be charged and collected by the Division to pay
3 the costs of any investigation of a person's background.

4 **Sec. 4.5.** NRS 645.842 is hereby amended to read as follows:

5 645.842 1. The Real Estate Education, Research and
6 Recovery Fund is hereby created as a special revenue fund.

7 2. A balance of not less than ~~[\$300,000]~~ \$100,000 must be
8 maintained in the Fund, to be used for satisfying claims against
9 persons licensed under this chapter, as provided in NRS 645.841 to
10 645.8494, inclusive. ~~[Any balance over \$300,000 remaining]~~

11 3. *At the end of each fiscal year, the Administrator shall*
12 *transfer any amount in excess of \$100,000 in the Fund* ~~[at the end~~
13 ~~of any fiscal year must be set aside and used:~~

14 ~~—(a) By the Administrator, after approval of the Commission, for~~
15 ~~real estate education and research; or~~

16 ~~—(b) For any other purpose authorized by the Legislature.~~

17 ~~—3.]~~ *Account for Real Estate Administration created by*
18 *section 1 of this act.*

19 4. The interest and income earned on the money in the Fund,
20 after deducting any applicable charges, must be credited to the
21 Fund.

22 5. *The money in the Fund does not revert to the State*
23 *General Fund at the end of any fiscal year and must be carried*
24 *forward to the next fiscal year.*

25 **Sec. 5.** NRS 645C.240 is hereby amended to read as follows:

26 645C.240 1. Except as otherwise provided in ~~[subsections 2~~
27 ~~and 3,]~~ *subsection 3*, all *administrative fines*, fees, penalties and
28 other charges received by the *Commission or* Division pursuant to
29 this chapter must be deposited with the State Treasurer for credit to
30 the ~~[State General Fund.]~~ *Account for Real Estate Administration*
31 *created by section 1 of this act and accounted for separately to*
32 *provide the money authorized for expenditure by the Division to*
33 *carry out the provisions of this chapter.*

34 2. ~~[Fees received by the Division:~~

35 ~~—(a) From the sale of publications must be retained by the~~
36 ~~Division to pay the costs of printing and distributing publications.~~

37 ~~—(b) For examinations must be retained by the Division to pay the~~
38 ~~costs of the administration of examinations.~~

39 ~~→ Any surplus of the fees retained by the Division for the~~
40 ~~administration of examinations must be deposited with the State~~
41 ~~Treasurer for credit to the State General Fund.~~

42 ~~—3.]~~ The portion of the fees collected by the Division pursuant to
43 NRS 645C.450 and 645C.680 for the issuance or renewal of a
44 certificate or license as a residential appraiser, the issuance or
45 renewal of a certificate as a general appraiser or the issuance or



1 renewal of a registration as an appraisal management company
2 which is used for payment of the annual registry fee to the Federal
3 Financial Institutions Examination Council or the Appraisal
4 Subcommittee pursuant to 12 U.S.C. § 3338, must be ~~retained by~~
5 ~~the Division]~~ *accounted for separately in the Account and used*
6 *only* for payment to the Federal Financial Institutions Examination
7 Council or the Appraisal Subcommittee on an annual basis.

8 ~~[4. Money for the support of the Division in carrying out the~~
9 ~~provisions of this chapter must be provided by direct legislative~~
10 ~~appropriation and be paid out on claims as other claims against the~~
11 ~~State are paid.]~~

12 *3. The Commission and Division shall deposit any money*
13 *collected from the imposition of any administrative fine or penalty*
14 *pursuant to this chapter with the State Treasurer for credit to the*
15 *State General Fund. The Commission or Division may present a*
16 *claim to the State Board of Examiners for recommendation to the*
17 *Interim Finance Committee if money is required to pay attorney's*
18 *fees or the costs of an investigation, or both.*

19 **Sec. 6.** NRS 645C.340 is hereby amended to read as follows:

20 645C.340 1. Each application for an examination for a
21 certificate or license must be accompanied by the fees established
22 by the Division pursuant to subsection ~~[2]~~ 3 of NRS 645C.450.

23 2. The examination must test the applicant on his or her
24 knowledge and understanding of:

25 (a) Subjects applicable to the type of certificate or license for
26 which the applicant is applying; and

27 (b) Laws regarding the practice of preparing and communicating
28 appraisals, including the provisions of this chapter and any
29 regulations adopted pursuant thereto.

30 3. The Division may hire a professional testing organization to
31 create, administer or score the examination.

32 **Sec. 7.** NRS 645C.450 is hereby amended to read as follows:

33 645C.450 1. The following fees may be charged and
34 collected by the Division:

35		
36	Application for a certificate, license or registration	
37	card.....	\$100
38	Issuance or renewal of a certificate or license as a	
39	residential appraiser	320
40	Issuance or renewal of a certificate as a general	
41	appraiser	420
42	Issuance of a permit.....	115
43	Issuance or renewal of a registration card	190
44	Issuance of a duplicate certificate or license for an	
45	additional office	50



1 Change in the name or location of a business \$20
2 Reinstatement of an inactive certificate or license 30
3 Annual approval of a course of instruction offered
4 in preparation for an initial certificate or license 100
5 Original approval of a course of instruction offered
6 for continuing education..... 100
7 Renewal of approval of a course of instruction
8 offered for continuing education 50
9

10 2. *In addition to any fees imposed pursuant to subsection 1,*
11 *each applicant for the issuance or renewal of a certificate, license*
12 *or registration card issued pursuant to this chapter must pay to the*
13 *Division a technology fee of \$15.*

14 3. The Division shall adopt regulations which establish the fees
15 to be charged and collected by the Division to pay the costs of:

16 (a) Any examination for a certificate or license, including any
17 costs which are necessary for the administration of such an
18 examination.

19 (b) Any investigation of a person’s background.

20 ~~3.1~~ 4. The Division shall collect and remit the annual registry
21 fee to the Federal Financial Institutions Examination Council or to
22 the Appraisal Subcommittee, as appropriate, pursuant to 12 U.S.C. §
23 3338 and the rules or regulations issued thereunder.

24 **Sec. 8.** NRS 645C.680 is hereby amended to read as follows:

25 645C.680 1. The Division, with advice from the
26 Commission, shall establish by regulation fees for appraisal
27 management companies, including, without limitation, fees for:

- 28 (a) Application for registration;
- 29 (b) Registration;
- 30 (c) Renewal of registration;
- 31 (d) Late renewal of registration;
- 32 (e) Investigation of applicants; and
- 33 (f) Inactive status.

34 2. *In addition to the fees established pursuant to subsection 1,*
35 *each applicant for the issuance or renewal of a registration as an*
36 *appraisal management company must pay to the Division a*
37 *technology fee of \$15.*

38 3. Except as otherwise provided in this subsection, the Division
39 shall collect and remit the annual registry fee to the Federal
40 Financial Institutions Examination Council or to the Appraisal
41 Subcommittee, as appropriate, pursuant to 12 U.S.C. § 3338 and the
42 rules or regulations issued thereunder. The fee required by this
43 subsection must be collected from an appraisal management
44 company only if, during the applicable year, the appraisal
45 management company oversees a network or panel of more than 15



1 certified or licensed appraisers in this State or 25 or more certified
2 or licensed appraisers nationally.

3 **Sec. 9.** NRS 645D.140 is hereby amended to read as follows:

4 645D.140 1. ~~[AH]~~ *Except as otherwise provided in*
5 *subsection 2, all administrative fines,* fees, penalties and other
6 charges received by the *Real Estate Commission or the* Division
7 pursuant to this chapter must be deposited with the State Treasurer
8 for credit to the ~~[State General Fund.]~~ *Account for Real Estate*
9 *Administration created by section 1 of this act and accounted for*
10 *separately to provide the money authorized for expenditure by the*
11 *Division to carry out the provisions of this chapter.*

12 2. ~~[Money for the support of the Division in carrying out the~~
13 ~~provisions of this chapter must be provided by direct legislative~~
14 ~~appropriation and be paid out on claims as other claims against the~~
15 ~~State are paid.~~

16 ~~—3.]~~ The Real Estate Commission and the Division shall deposit
17 any money collected from the imposition of any administrative fine
18 or penalty pursuant to this chapter with the State Treasurer for credit
19 to the State General Fund. The Real Estate Commission or Division
20 may present a claim to the State Board of Examiners for
21 recommendation to the Interim Finance Committee if money is
22 required to pay attorney’s fees or the costs of an investigation, or
23 both.

24 **Sec. 10.** NRS 645D.240 is hereby amended to read as follows:

25 645D.240 1. The following fees must be charged and
26 collected by the Division:

27		
28	For each application for a certificate or license.....	\$100
29	For the issuance or renewal of a certificate or	
30	license.....	250
31	For each penalty for a late renewal of a certificate	
32	or license	125
33	For each change of name, address or association.....	20
34	For each duplicate certificate or license where the	
35	original is lost or destroyed and an affidavit is	
36	made thereof.....	20
37	For each reinstatement to active status of an	
38	inactive certificate or license.....	20
39	For each annual approval of a course of instruction	
40	offered in preparation for an original certificate	
41	or license	100
42	For each original accreditation of a course of	
43	continuing education	100
44	For each renewal of accreditation of a course of	
45	continuing education	50



1 2. *In addition to the fees imposed by subsection 1, each*
2 *applicant for the issuance or renewal of a certificate or license*
3 *issued pursuant to this chapter must pay to the Division a*
4 *technology fee of \$15.*

5 3. The Division shall adopt regulations which establish the fees
6 to be charged and collected by the Division to pay the costs of:

7 (a) Any examination for a certificate or license, including any
8 costs which are necessary for the administration of such an
9 examination.

10 (b) Any investigation of a person's background.

11 **Sec. 11.** NRS 645H.350 is hereby amended to read as follows:

12 645H.350 1. ~~[(A)]~~ *Except as otherwise provided in*
13 *subsection 2, all administrative fines, fees, penalties and*
14 ~~administrative fines.]~~ *other charges* received by the Division
15 pursuant to this chapter must be deposited with the State Treasurer
16 for credit to the ~~[State General Fund.]~~ *Account for Real Estate*
17 *Administration created by section 1 of this act and accounted for*
18 *separately to provide the money authorized for expenditure by the*
19 *Division to carry out the provisions of this chapter.*

20 2. ~~[Money for the support of the Division in carrying out the~~
21 ~~provisions of this chapter must be provided by direct legislative~~
22 ~~appropriation and be paid out on claims as other claims against the~~
23 ~~State are paid.]~~ *The Division shall deposit any money collected*
24 *from the imposition of any administrative fine or penalty pursuant*
25 *to this chapter with the State Treasurer for credit to the State*
26 *General Fund. The Division may present a claim to the State*
27 *Board of Examiners for recommendation to the Interim Finance*
28 *Committee if money is required to pay attorney's fees or the costs*
29 *of an investigation, or both.*

30 **Sec. 12.** NRS 645H.530 is hereby amended to read as follows:

31 645H.530 1. A person in this State who is employed or
32 independently contracted as an asset manager by an asset
33 management company shall apply to the Division for a permit to
34 engage in asset management and pay a fee of \$75 for the issuance of
35 the permit.

36 2. *In addition to the fee imposed by subsection 1, a person*
37 *who applies to the Division for a permit to engage in asset*
38 *management pursuant to subsection 1 must pay to the Division a*
39 *technology fee of \$15.*

40 3. An applicant for a permit must:

41 (a) At his or her own expense:

42 (1) Arrange to have a complete set of fingerprints taken by a
43 law enforcement agency or other authorized entity acceptable to the
44 Division; and

45 (2) Submit to the Division:



1 (I) A completed fingerprint card and written permission
2 authorizing the Division to submit the applicant's fingerprints to the
3 Central Repository for Nevada Records of Criminal History for
4 submission to the Federal Bureau of Investigation for a report on the
5 applicant's background and to such other law enforcement agencies
6 as the Division deems necessary; or

7 (II) Written verification, on a form prescribed by the
8 Division, stating that the fingerprints of the applicant were taken by
9 a law enforcement agency or other authorized entity and directly
10 forwarded by electronic or other means to the Central Repository
11 and that the applicant has given written permission to the law
12 enforcement agency or other authorized entity to submit the
13 fingerprints to the Central Repository for submission to the Federal
14 Bureau of Investigation for a report on the applicant's background
15 and to such other law enforcement agencies as the Division deems
16 necessary;

17 (b) Submit to the Division a signed statement attesting that the
18 applicant has read and understands the provisions of NRS 645H.520
19 and 645H.680 to 645H.770, inclusive; and

20 (c) Comply with all other requirements established by the
21 Division for the issuance of a permit.

22 ~~3-1~~ 4. The Division may:

23 (a) Unless the applicant's fingerprints are forwarded pursuant to
24 sub-subparagraph (II) of subparagraph (2) of paragraph (a) of
25 subsection ~~2-1~~ 3, submit those fingerprints to the Central Repository
26 for submission to the Federal Bureau of Investigation and to such
27 other law enforcement agencies as the Division deems necessary;
28 and

29 (b) Request from each such agency any information regarding
30 the applicant's background as the Division deems necessary.

31 **Sec. 13.** NRS 645H.540 is hereby amended to read as follows:

32 645H.540 *1.* A permit issued pursuant to NRS 645H.530
33 expires 1 year after the date of issuance, unless it is renewed. To
34 renew the permit, the registrant must submit to the Division on or
35 before the date of expiration:

36 ~~1-1~~ (a) An application for renewal;

37 ~~2-1~~ (b) A fee of \$75; and

38 ~~3-1~~ (c) All information required to complete the renewal.

39 *2.* **In addition to the fee imposed by subsection 1, a registrant**
40 **who submits to the Division an application for renewal of a permit**
41 **pursuant to subsection 1 must pay to the Division a technology fee**
42 **of \$15.**



Sec. 14. NRS 645H.560 is hereby amended to read as follows:
645H.560 1. A person must pay the following fees for the issuance or renewal of a certificate of registration as an asset management company:

(a) For the issuance of a certificate of registration, an application fee of \$2,000 for the principal office and a fee of \$500 for the issuance of the initial certificate of registration.

(b) For the renewal of a certificate of registration, a fee of \$500.

2. The following fees must be charged by and paid to the Division:

For each issuance of a duplicate registration or permit	\$50
For each change in the name or location of a business	20
For each change in the name or business address of a holder of a permit	20

3. In addition to the fees imposed by subsection 1, each applicant for the issuance or renewal of a certificate of registration as an asset management company must pay to the Division a technology fee of \$15.

Sec. 15. (Deleted by amendment.)

Sec. 16. (Deleted by amendment.)

Sec. 17. (Deleted by amendment.)

Sec. 18. (Deleted by amendment.)

Sec. 19. NRS 119.118 is hereby amended to read as follows:

119.118 1. Except as otherwise provided in ~~paragraph (b) of~~ subsection ~~1 of~~ 2 and NRS ~~119.320,~~ 119.150, all *administrative fines, fees, penalties and other* charges received by the Division ~~shall pursuant to this chapter must be deposited in with the State Treasurer for credit to the General Fund in the State Treasury. Funds for the support of the Division shall be provided by direct legislative appropriation, and shall be paid out on claims as other claims against the State are paid.~~ *Account for Real Estate Administration created by section 1 of this act and accounted for separately to provide the money authorized for expenditure by the Division to carry out the provisions of this chapter.*

2. *The Division shall deposit any money collected from the imposition of any administrative fine or penalty pursuant to this chapter with the State Treasurer for credit to the State General Fund. The Division may present a claim to the State Board of Examiners for recommendation to the Interim Finance Committee if money is required to pay attorney's fees or the costs of an investigation, or both.*



1 **Sec. 20.** NRS 119.320 is hereby amended to read as follows:
2 119.320 1. Subject to the provisions of this chapter, the
3 Division shall collect the following fees at such times and upon such
4 conditions as it may provide by regulation:

5 ~~[(a) For deposit in the State General Fund:]~~

6		
7	For each annual registered representative's license	
8	to represent a developer.....	\$85
9	For each transfer of a registered representative's	
10	license to represent a developer	30
11	For each penalty for a late renewal of a registered	
12	representative's license	40
13	For each developer's permit per subdivision.....	500
14	For each developer's temporary permit for each	
15	subdivision	275
16	For each renewal of a developer's permit	500
17	For each developer's partial registration pursuant to	
18	NRS 119.121	275
19		

20 The \$500 fee for a developer's permit per subdivision does not
21 apply to any subdivision having 34 or fewer lots, parcels, interests
22 or units.

23 ~~[(b) For deposit for use by the Division in carrying out the~~
24 ~~provisions of this chapter:]~~

25		
26	For each application for a developer's request for an	
27	exemption from any provision of this chapter.....	\$500
28	For each application for renewal of an exemption	
29	from any provision of this chapter	500
30	For each penalty for a late renewal of a developer's	
31	permit	125
32	For each amendment to a developer's permit.....	300
33	For each penalty for the untimely filing of an	
34	amendment to a developer's permit	125
35	For each filing of a Project Registration Form 649 -	
36	Statement of Project Broker	25
37	For each project request for processing within 5	
38	days after a complete filing is made.....	1,000

39 2. At the time of the original filing, each developer shall pay an
40 additional \$5 for each lot, parcel, interest or unit in any one
41 subdivision in excess of 50, but not exceeding 250 such lots,
42 parcels, interests or units; \$4 for 251 through 500 lots, parcels,
43 interests or units in any one subdivision; \$3 for 501 through 750
44 lots, parcels, interests or units in any one subdivision; and \$2.50 for
45 all lots, parcels, interests or units in excess of 750 in any one



1 subdivision. The developer may designate lots, parcels, interests or
2 units it intends to offer for sale or lease in this state out of the
3 subdivision, and the fee per lot, parcel, interest or unit is only
4 applicable to those lots, parcels, interests or units. The units must be
5 designated in groupings of no less than 5 contiguous units in each
6 group, except that the Division may accept fewer upon request of
7 the developer. If the developer determines to offer additional lots,
8 parcels, interests or units, it shall so certify to the Division and pay
9 the additional fee therefor.

10 3. With the exception of the fees for a registered
11 representative's license or transfer, the fees enumerated in this
12 section must be reduced by the Administrator at such times as, in his
13 or her judgment, the Administrator considers a reduction equitable
14 in relation to the necessary costs of carrying out the administration
15 and enforcement of the provisions of this chapter.

16 **Sec. 21.** Chapter 119A of NRS is hereby amended by adding
17 thereto a new section to read as follows:

18 *1. Except as otherwise provided in subsection 2 and NRS*
19 *119A.350, all administrative fines, fees, penalties and other*
20 *charges received by the Division pursuant to this chapter must be*
21 *deposited with the State Treasurer for credit to the Account for*
22 *Real Estate Administration created by section 1 of this act and*
23 *accounted for separately to provide the money authorized for*
24 *expenditure by the Division to carry out the provisions of this*
25 *chapter.*

26 *2. The Division shall deposit any money collected from the*
27 *imposition of any administrative fine or penalty pursuant to this*
28 *chapter with the State Treasurer for credit to the State General*
29 *Fund. The Division may present a claim to the State Board of*
30 *Examiners for recommendation to the Interim Finance Committee*
31 *if money is required to pay attorney's fees or the costs of an*
32 *investigation, or both.*

33 **Sec. 22.** NRS 119A.360 is hereby amended to read as follows:
34 119A.360 1. The Division shall collect the following fees at
35 the time of filing:

36		
37	For each application for the registration of a	
38	representative	\$100
39	For each renewal of the registration of a	
40	representative	100
41	For each transfer of the registration of a	
42	representative to a different developer	25
43	For each penalty for a late renewal of the	
44	registration of a representative	75
45	For each preliminary permit to sell time shares	400



1	For each initial permit to sell time shares.....	\$1,500
2	For each amendment to a statement of record after	
3	the issuance of the permit to sell time shares,	
4	where no new component sites are added	200
5	For each amendment to a statement of record after	
6	the issuance of the permit to sell time shares,	
7	where one or more new component sites are	
8	added, not including the addition of units to a	
9	component site previously permitted	500
10	For each annual renewal of a permit to sell time	
11	shares with only one component site.....	750
12	For each annual renewal of a permit to sell time	
13	shares with more than one component site.....	1,500
14	For each initial registration of a time-share resale	
15	broker	300
16	For each renewal of the registration of a time-share	
17	resale broker	150
18	For each original and annual registration of a	
19	manager.....	100
20	For each application for an original license as a	
21	sales agent	200
22	For each renewal of a license as a sales agent.....	200
23	For each penalty for a late renewal of a license as a	
24	sales agent	100
25	For each registration of a time share exchange	
26	company	500
27	For each conversion to an abbreviated registration	7,500
28	For each change of name or address of a licensee or	
29	status of a license	25
30	For each duplicate license, permit or registration	
31	where the original is lost or destroyed, and an	
32	affidavit is made thereof.....	25
33	For each annual approval of a course of instruction	
34	offered in preparation for an original license or	
35	permit	150
36	For each original accreditation of a course of	
37	continuing education	150
38	For each renewal of accreditation of a course of	
39	continuing education	75

41 2. Within 10 days after receipt of written notification from the
42 Administrator of the approval of the application for a permit to sell
43 time shares and before the issuance of the permit to sell time shares,
44 or within 10 days after an amendment that adds time shares to the
45 time-share plan is approved or deemed approved, each developer



1 shall, for each time share that the developer includes in the initial
2 time-share plan or adds to the time-share plan by amendment, pay a
3 one-time fee of:

4 (a) For each such time share up to and including 1,499 time
5 shares, \$3.

6 (b) For each such time share over 1,499 time shares, \$1.50.

7 ↪ For the purposes of calculating the amount of the fee payable
8 under this subsection, "time share" means the right to use and
9 occupy a unit for 7 days or more per calendar year.

10 3. ~~[A] In addition to the~~ fees ~~[collected by]~~ imposed by
11 *subsection 1, each applicant for the issuance or renewal of a*
12 *license as a sales agent must pay to* the Division ~~[pursuant to this~~
13 ~~section must be deposited for use by the Division in carrying out the~~
14 ~~provisions of this chapter.] a technology fee of \$15.~~

15 4. Except for the fees relating to the registration of a
16 representative ~~[] and the technology fee imposed pursuant to~~
17 *subsection 3*, the Administrator may reduce the fees established by
18 this section if the reduction is equitable in relation to the costs of
19 carrying out the provisions of this chapter.

20 5. The Division shall adopt regulations which establish the fees
21 to be charged and collected by the Division to pay the costs of:

22 (a) Any examination for a license, including any costs which are
23 necessary for the administration of such an examination.

24 (b) Any investigation of a person's background.

25 **Sec. 23.** (Deleted by amendment.)

26 **Sec. 24.** NRS 645C.610 and 645H.360 are hereby repealed.

27 **Sec. 25.** 1. This section becomes effective upon passage and
28 approval.

29 2. Sections 1 to 24, inclusive, of this act become effective:

30 (a) Upon passage and approval for the purpose of adopting any
31 regulations and performing any other preparatory administrative
32 tasks that are necessary to carry out the provisions of this act; and

33 (b) On July 1, 2021, for all other purposes.

TEXT OF REPEALED SECTIONS

645C.610 Deposit of money collected; claim for attorney's fees and costs of investigation. If the Commission imposes a fine or a penalty or the Division collects an amount for the registration of an appraisal management company, the Commission or Division, as applicable, shall deposit the amount collected with the State Treasurer for credit to the State General Fund. The Commission



may present a claim to the State Board of Examiners for recommendation to the Interim Finance Committee if money is needed to pay an attorney's fee or the cost of an investigation, or both.

645H.360 Disposition of money collected. If the Division imposes an administrative fine or collects a fee for registering an asset management company or issuing or renewing a permit to an asset manager, the Division shall deposit the amount collected with the State Treasurer for credit to the State General Fund. The Division may present a claim to the State Board of Examiners for recommendation to the Interim Finance Committee if money is needed to pay an attorney's fee or the cost of an investigation, or both.



