



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: April 7, 2016

Staff Contact: Kimberly Adams, kadams@carson.org

Agenda Title: To approve the removal and refund of the Real Property Taxes for the 2015/16 fiscal year for parcel number 010-041-99 (vacant portion of 411 N Saliman Rd.) per AB 391 in the amount of \$1034.42. (Kimberly Adams, kadams@carson.org)

Staff Summary: Parcel number 010-041-99 is a leased parcel that was created for the taxable undeveloped portion of parcel number 010-041-17 (411 N Saliman Rd), which is owned by Corporation of the Presiding Bishop. As a result of the passage of AB 391, the undeveloped portion is now exempt from taxation effective July 1, 2015. The Real Property Taxes that were billed for the 2015/16 fiscal year should be removed and refunded in the amount of \$1,034.42.

Agenda Action: Formal Action/Motion

Time Requested: 5 min.

Proposed Motion

I move to approve the removal and refund of the Real Property Taxes for the 2015/16 fiscal year for parcel number 010-041-99 (vacant portion of 411N. Saliman Rd.).

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

At the request of the owners of parcel 010-041-17, a leased parcel was created for the undeveloped portion that was to be sold off at a later date. This leased parcel became taxable. With the passage of AB 391, the undeveloped portion is now exempt from taxation. If at some time the owners wish to sell a portion of this parcel, a parcel map will be required in order to split the parcel. The new undeveloped parcel created would then be taxable because it would be not part of the parcel being used for religious worship.

Applicable Statute, Code, Policy, Rule or Regulation

AB 391

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Various Tax Entities.

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Decrease to the 2015/2016 Real Property Taxes.

Alternatives

Approve, Modify or Deny.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Assembly Bill No. 391—Assemblymen Hickey,
Dickman; Joiner, Kirner and Sprinkle

CHAPTER.....

AN ACT relating to taxation; revising the provisions governing the exemption from property taxes of certain property used for religious worship; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

The Nevada Constitution authorizes the Legislature to exempt from taxation property used for charitable purposes. (Nev. Const. Art. 10, § 1) Existing law exempts from taxation churches, chapels other than marriage chapels, parsonages and other buildings used for religious worship, including their furniture and equipment and the lots on which they stand. If any such property is used in whole or in part for any purpose other than a church purpose and rent or consideration is received for that use, the property is required to be taxed under existing law. (NRS 361.125) This bill exempts from taxation parcels of land that are used exclusively for worship, including both developed and undeveloped portions of a parcel.

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

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

Section 1. NRS 361.125 is hereby amended to read as follows:

361.125 1. Except as otherwise provided in subsection 2 ~~†~~
~~churches,†~~ :

(a) *Churches*, chapels, other than marriage chapels, and other buildings used for religious worship, with their furniture and equipment, and the lots of ground on which they stand, used therewith and necessary thereto ~~†~~; and

(b) *Parcels of land used exclusively for worship, including, without limitation, both developed and undeveloped portions of a parcel,*

↳ owned by some recognized religious society or corporation, and parsonages so owned, are exempt from taxation.

2. Except as otherwise provided in NRS 361.157, when any such property is used exclusively or in part for any other than church purposes, and a rent or other valuable consideration is received for its use, the property must be taxed.

3. The exemption provided by this section must be prorated for the portion of a fiscal year during which the religious society or corporation owns the real property. For the purposes of this subsection, ownership of property purchased begins on the date of recording of the deed to the purchaser.



Sec. 2. This act becomes effective on July 1, 2015.

