



Nevada Home Builders Association

February 19, 2025

The Honorable Edgar Flores
Chair, Senate Government Affairs
Nevada Legislature
Room 4100, Legislative Building
Carson City, NV 89701

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Dear Chair Flores,

The Nevada Homebuilders Association (NVHBA) is a statewide advocacy organization for the homebuilding industry and is governed by the Southern Nevada Homebuilders Association and the Builders Association of Northern Nevada. Collectively, the NVHBA represents the overwhelming majority of homebuilders throughout the state.

This letter is submitted in opposition to Senate Bill 99. The NVHBA opposes SB 99 for two primary reasons.

First, as we are all aware, Nevada home prices are at an all-time high. This is largely a function of limited land availability driven by supply and demand, but also a function of increasing costs for labor, materials, permitting and fees. As Nevada's population continues to increase and our state attracts new residents, the limited supply of housing has failed to keep up. As a result, home prices have increased. The only realistic and viable solution to the challenge of high home prices is to increase supply to keep up with demand. As the Legislature noted in Section 14 of AB 213 from 2023, a bi partisan bill signed into law by the Governor, "[t]he Legislature hereby finds and declares that a consistent and robust supply of housing is an important factor in the overall affordability of housing." The idea behind linkage fees is based on a flawed premise that new homes are responsible for our supply side challenges. In fact, the exact opposite is true. Increasing the cost to build a home is not the answer to our affordability and attainability challenges. Expediting the construction of all types of homes is the only viable solution.

Second, SB 99 proposes a linkage fee on new homes which would be used to "offset" utility hookups and governmentally imposed fees for affordable housing projects. In other words, this linkage fee would be imposed on one class of homeowners to pay fees for another class of homeowners. A better solution would be for a governmental entity to waive or subsidize these fees for affordable housing. In fact, Nevada has long authorized and encouraged local governments to do exactly that. NRS 278.235(1) expressly allows a local government to waive impact fees and other related fees as part of an affordable housing plan. AB 213 from 2023 went even further and required local governments to adopt an expedited process to approve affordable housing projects. We question why SB 99 would take a completely different approach by leaving fees at 100% while requiring some homeowners to pay the fees for others. A better approach is for a local government to waive or subsidize fees for qualified affordable housing projects.

Ultimately, the NVHBA opposes SB 99 because it sets an unwise and unsustainable precedent by increasing the cost of housing. We respectfully request that the Legislature remain focused on viable supply side solutions and reject proposals such as SB 99.

Dan Morgan
CEO. BANN

Tina Frias
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