
**Bold Ideas That
Build Nevada**



Storey County Presentation:

Senate Bill 69

**Senate Committee on Revenue &
Finance**

2025 (83rd) Nevada Legislative Session

Background

1990s – 2000s

- Storey County
 - Lost revenue 1990s – 2000s
 - Considered by State for dissolution
 - Reinvented itself
 - Tahoe-Reno Industrial Center was born
 - Diversified Northern Nevada's economy

2014 - 2025

- Special legislative session
- SB1
 - “Tesla” \$3.5B
 - “Faraday” \$1.0B
- Storey County assigned Nevada's 3 Gigafactories:
 - Tesla 1
 - Redwood Materials
 - Tesla 2

County	Number of Businesses	*Total Partial Tax Abatements	**Population	
Storey	38	\$1,342,454,458	4,143	\$1.8 billion updated 2025 estimate.
Clark	145	\$432,153,818	2,292,476	
Washoe	62	\$164,336,434	493,392	
Lyon	14	\$8,800,757	60,903	
Carson	3	\$983,521	58,993	

References:

Governor's Office of Economic Development (GOED). 2010-2022 new and expansion companies.
 US Census Population Estimate, 07/01/21 (www.census.gov)

Storey County Abated Taxes

Storey County is Nevada's leader in navigating tax abatement territory.

\$1.3 billion, Storey

\$432 million, Clark

\$164 million, Washoe

Nevada Tax Abatement Categories

Abatements are determined by:

- Capital investment
- Jobs
- Wages
- Urban
- Rural



Standard (warehouses, etc.)



SB69 does not apply



Data Centers



SB69 does not apply*



Aviation



SB69 does not apply



Recycling



SB69 does not apply



\$1.0 Billion Investment



SB69 amends



\$3.5 Billion Investment



SB69 amends

**SB69 only applies to auditing of data centers co-located personal property by Assessors and State.*

Current Tax Abatement Structure

(NRS 271B, 360.800..., 360.900...)

\$1.0 Billion Investment Category

▪ Abated Taxes

- 75% property (real / personal)....10 yrs.
- 100% local sales/use.....15 yrs.
 - *County, city, and fire district taxes above*
- 75% Modified Business Tax.....10 yrs.

▪ Not Abated

- State sales/use tax
- Local voter-approved sales/use taxes
 - *Ex: Local bonds, special projects, etc.*

\$3.5 Billion Investment Category

▪ Abated Taxes

- 100% property (real / personal).....10 yrs.
- 100% local sales/use.....20 yrs.
 - *County, city, and fire district taxes above*
- 100% Modified Business Tax.....10 yrs.

▪ Not Abated

- State sales/use tax
- Local voter-approved sales/use taxes
 - *Ex: Local bonds, special projects, etc.*



Not invited to participate in application or decision



Only allowed public comment for the overall meeting



Capacity to provide public services not considered



Cost-defrayment agreement not mandatory



Fire districts excluded



Local conditions, agreements, zoning, and obligations not considered



Retroactive abatements outside of fiscal year

Challenges to Local Governments

No Local Input

Counties, cities, and fire districts are not considered or consulted with in the abatement approval process.

Funding Local Impacts

(NRS 271B, 360.800..., 360.900...)

Cost-Defrayment Agreement

- **\$3.5 billion investment category only**
- **County/city and company may:**
 - Establish Economic Diversification District
 - Negotiate a Cost-Defrayment Agreement
 - Cover infrastructure and operations costs
 - May not gain revenue or profit

Financing

- **Issuance of bonds**
 - For infrastructure serving the company
 - State issues bonds
 - Bonds paid with county taxes generated in the district of the company

Funding Local Impacts, Challenges

Cost-Defrayment Agreement

- Local governments cannot mandate
- Company may walk from negotiations
- Fire districts are entirely excluded
- \$3.5 billion category only
- **Default scenario:**
 - Company pays voter-approved local sales/use taxes instead of Cost-Defrayment Agreement.
 - Some sales taxes generated by this scenario, but likely in funds having nothing to do with servicing the company.
 - Example: Funds going to Tourism Special Tax Fund.

Financing

- **Issuance of bonds**
 - If bonds are not paid back, the local government's uncommitted general fund is swept.
 - Financing may conflict with existing development agreements and contracts.

Senate Bill 69 Resolves Issues



Applies only to \$1.0 & \$3.5 billion incentive categories*



Adds fire districts to counties and cities as stakeholders



Enables local gov. to mandate cost-defrayment agreement



Considers circumstances of local jurisdictions (e.g., contracts, zoning)



Engages local governments throughout abatement applications



Facilitates confidentiality during early application stages



Limits retroactive abatement effective dates



(*)Enhances fiscal auditing of data center co-located equipment

SB 69 Summary

Bill Section (NRS)	Proposed Amendments to NRS	NRS Abatement Category
Sec. 1 (271B)	Enhances fiscal auditing of data center co-located personal property (equipment)	Data Ctr.
Sec. 2 (360.889)	Cost-defrayment agreement mandatory, adds fire districts, changes effective date	\$1B
Sec. 3 (360.890)	15-day notice to local gov., ~~temp. designee on GOED board~~ , enables local comments	\$1B
Sec. 4 (360.891)	State to provide certificate of eligibility to local governments	\$1B
Sec. 5 (360.896)	Allows fire districts to waive local permits and license fees by ordinance	\$1B
Sec. 6 (360.945)	Cost-defrayment agreement mandatory, adds fire districts, changes effective date	\$3.5B
Sec. 7 (360.950)	15-day notice to local gov., ~~temp. designee on GOED board~~ , enables local comments	\$3.5B
Sec. 8 (360.955)	State to provide certificate of eligibility to local governments	\$3.5B
Sec. 9 (360.980)	Allows fire districts to waive local permits and license fees by ordinance	\$3.5B
Sec. 10 (239.010)	NRS References	Inclusive
Sec. 11 (271B.110)	Provisions regarding entry into agreements	Inclusive

SB69 CONCLUSION

Applies to:

- **All Nevada**
 - Counties
 - Cities
 - Fire districts

Does not apply to:

- **Tax Abatement Categories**
 - Standard (e.g., warehouses and variety of others)
 - Aviation
 - Recycling
 - Data centers (except tax audits)
 - Other state tax abatement programs



Senate Bill 69

Storey County Contact Information

Storey County Commissioners' Office

775.847.0968

Countymanager@storeycounty.org