



WASHOE COUNTY

OFFICE OF THE COUNTY MANAGER

1001 E. 9TH STREET
RENO, NEVADA 89512
PHONE: (775) 328-2000
FAX: (775) 328-2491

Date: March 15, 2025

Proposed Amendment to Bill No.: Assembly Bill 131

Contact: Cadence Matijevich, Government Affairs Liaison
775-444-0015 cmatijevich@washoecounty.gov

Purpose: To exclude properties located in unincorporated Washoe County from the provisions of this bill.

FORMAT EXPLANATION: Matter in (1) **blue bold italics** is new language in the original bill; (2) ~~red strikethrough~~ is deleted language in the original bill; (3) **green bold underlining** is new language proposed to be added in this amendment; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) **orange double underlining** is deleted language in the original bill proposed to be retained in this amendment.

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- 1 **Section 1.** Chapter 278 of NRS is hereby amended by adding
- 2 thereto a new section to read as follows:
- 3 ***1. The governing body of a county whose population is***
- 4 ~~100,000~~ ***700,000 or more or the governing body of a city whose population***
- 5 ***is 60,000 or more shall adopt an ordinance that authorizes the***
- 6 ***owner of any historic residential property to apply to add an***
- 7 ***accessory dwelling unit to the historic residential property.***
- 8 ***2. The ordinance adopted pursuant to subsection 1 must:***
- 9 ***(a) Set forth an expedited process for:***
- 10 ***(1) The appropriate staff of the planning department of the***
- 11 ***county or city to process and determine whether to approve an***
- 12 ***application from an owner of any historic residential property to***
- 13 ***add an accessory dwelling unit to the historic residential property;***
- 14 ***and***
- 15 ***(2) An owner of any historic residential property to appeal***
- 16 ***to the governing body any denial of an application to add an***
- 17 ***accessory dwelling unit to the historic residential property;***
- 18 ***(b) Require that any accessory dwelling unit that is added to a***
- 19 ***historic residential property pursuant to the expedited process set***
- 20 ***forth in paragraph (a) meet all applicable building codes, housing***
- 21 ***codes and any other codes regulating the health or safety of***
- 22 ***occupants of real property;***
- 23 ***(c) Require that the owner of an accessory dwelling unit that is***



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24 *added to a historic residential property pursuant to the expedited*

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1 *process set forth in paragraph (a) use the accessory dwelling unit*
2 *for family members or long-term rental housing; and*
3 *(d) Prohibit the owner of an accessory dwelling unit that is*
4 *added to a historic residential property pursuant to the expedited*
5 *process set forth in paragraph (a) from:*
6 *(1) Renting the accessory dwelling unit as transient lodging*
7 *or any other short-term housing; or*
8 *(2) Accepting for the payment of rent for the accessory*
9 *dwelling unit any financial assistance that a person receives under*
10 *the Housing Choice Voucher Program pursuant to section 8 of the*
11 *United States Housing Act of 1937, 42 U.S.C. § 1437f.*
12 *3. Any zoning regulation adopted by the governing body*
13 *pursuant to NRS 278.250 must allow the addition of an accessory*
14 *dwelling unit to a historic residential property pursuant to the*
15 *provisions of an ordinance adopted pursuant to this section.*
16 *4. As used in this section, "historic residential property"*
17 *means a property:*
18 *(a) That is located in an area of the county or city, as*
19 *applicable, zoned for single-family residential use;*
20 *(b) That is not located within a common-interest community;*
21 *and*
22 *(c) On which there is an existing single-family residential unit*
23 *that is at least 50 years old.*

-End of Proposed Amendment-