



April 9, 2025

Nevada State Legislature  
Senate Judiciary Committee  
SenJUD@sen.state.nv.us

Dear Chair Scheible and Senate Judiciary Committee members:

AMH is writing in opposition to Senate Bill 391.

AMH is a Las Vegas-based homebuilder and property management company that started with our first home here 12 years ago. We are proudly run by 550 Nevadans and partner with thousands of Nevada contractors. AMH has successfully utilized the investment made from homes purchased to increase housing supply in the state by building rental homes in Northern and Southern Nevada. Approximately 50% of the 2,800 homes we own and operate today were built by AMH, and we currently have 1,000+ more homes in development.

We believe the best way to solve the housing crisis in Nevada is through free-market principles, and the proposals found within SB 391 are contrary to those principles. While AMH has purchased residential real estate and is open to the idea of additional acquisitions in the future, we have purchased zero Nevada homes since 2023. In fact, AMH has only sold homes from our portfolio in that same time frame.

Our mission is to expand housing choices for the roughly one-third of Nevadans who are renters, a market average that has remained stable for the past 60 years. A healthy rental market is essential to a healthy housing market overall.

We believe that SB 391 would likely worsen Nevada's current housing struggles and urge the committee to vote no on the proposed legislation.

Respectfully,

Tony Castagno, AMH Director of Government Affairs  
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