

To: Senate Committee on Legislative Operations and Elections:

Subj: Please Oppose or AMEND AJR1, Amendment 371

Date: May 15, 2025

Dear Senate Committee on Legislative Operations and Elections:

Our property tax system may be broken, and I appreciate your efforts to improve our infrastructure. There are many ways to improve our tax structure, but I don't believe this is the solution.

Amendment 371 to AJR1 removes the exemption for seniors and the disabled, of whom there are 465,000 seniors and 56,000 disabled on Social Security. Approximately 800,000 Nevadan are on Medicaid, that is 1 in 5 Nevadans. Our unemployment rate is 5.7%, the highest unemployment rate in the country. Where do you think these additional funds will come from?

This tax bill will make purchasing a home even more difficult for first-time homebuyers, for those on social security, for those trying to buy a larger home for their growing families AND for those trying to stay in Nevada and downsize. As a retired Realtor with 20+ years in the field I can tell you this will have a negative impact on our housing industry. You mentioned in speaking about the bill that the market will adjust, it will certainly will. It will adjust with devalued home prices, short sales, and potential foreclosures.

Many bills proposed during this session increase the size of government and subsidize benefits to various groups, including illegal immigrants. The solution for budget issues is always to increase taxes. We have a \$191M shortfall in state revenue based on the latest Economic Forum. Cut waste and find a more palatable way to increase property taxes.

There are 2 ways Nevada can maintain our crucial services and meet our budget:

1. Cut expenses and stop adding socialistic programs, or

2. Increase property tax rates

WHY does the Legislature continue to **expand** government, spend our tax dollars on illegal immigrants, and insist on additional taxes from residents?

Please stop adding programs and CUT expenses, amend this bill to create a more reasonable method of increasing taxes, and **I assure you that restructuring the way in which property taxes are determined would be more palatable for residents.**

Respectfully,

Nancy Carlson

Retired Reno Resident