

STATE OF NEVADA

JOE LOMBARDO
Governor



DR. KRISTOPHER SANCHEZ
Director

STEVE AICHROTH
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
HOUSING DIVISION

NOTICE OF INTENT TO ACT UPON A REGULATION
LCB File No. R167-26

**Notice of Hearing for the Adoption of Regulations of the
State of Nevada Department of Business & Industry, Housing Division**

The Nevada Housing Division will hold a public hearing at 9:00 a.m., on November 2, 2026. The purpose of the hearing is to receive comments from all interested persons regarding the adoption of regulations that pertain to chapter 319 of the Nevada Administrative Code (LCB File No. R167-26).

Notice of Intent to Act Upon a Regulation

November 2, 2026, 9:00 am

Please join my meeting from your computer, tablet or smartphone.

You can also dial in using your phone.

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the hearing. If you require assistance, please contact the Division in advance of the hearing date. Contact Christine Hess chess@housing.nv.gov or 775-687-2249.

The TDD Number is 800-326-6868. Supporting materials for this agenda may be obtained by contacting Christine Hess chess@housing.nv.gov or 775-687-2249; or its Carson City office: 1830 E. College Pkwy., Suite 200 Carson City, NV 89706; or its Las Vegas office: 3300 W. Sahara Ave., #300, Las Vegas, NV 89102.

The public is invited to attend virtually by following the link below. Please join my meeting

from your computer, tablet or smartphone. Persons wishing to provide public comment during the meeting may use the links below and at the appropriate time, Division staff will call on persons wishing to make public comment.

A copy of the proposed regulatory changes (LCB File R167-26), as well as a posting of this Notice of Public Hearing can also be accessed at <https://housing.nv.gov>.

The following information is provided pursuant to the requirements of NRS 233B.0603:

1. These regulations are needed to establish a process pursuant to which applicants may submit an application for a loan from the Nevada Attainable Housing Infrastructure Account.
2. These regulations are not temporary regulations.
3. These are permanent regulations and a copy of the regulations may be obtained by contacting Christine Hess chess@housing.nv.gov or 775-687-2249.

4. Estimated economic effects on businesses:

Adverse effects: There are no adverse effects of this regulation on the businesses it regulates. There are no adverse effects of this regulation on the public.

Beneficial effects: This will allow eligible applicants to submit an application for a loan from the Nevada Attainable Housing Infrastructure Account to assist it with the development of attainable housing in Nevada.

Immediate effects: This will allow for additional financing for the development of attainable housing in Nevada.

Long-term effects: Additional attainable housing units will be available to residents of Nevada.

5. The Administrator of the Division discussed the regulations with Division staff and its legal counsel.
6. There is no estimated cost to the Division for enforcement of this regulation.
7. The proposed regulation does not overlap or duplicate any regulation of other state or local governmental entities. The regulations, even after these proposed regulation changes are adopted, will not overlap and duplicate parts of a federal regulation. The Division is not aware of any proposed provisions which are more stringent than a federal regulation that regulates the same activity.
8. This regulation is not required pursuant to a federal law.
9. This regulation does not contain any provisions which are more stringent than a federal regulation that regulates the same activity.

10. This regulation does not contain a fee establishment or increase.

11. Interested persons may provide their views regarding the regulation at the following locations or by submitted written comments to Christine Hess chess@housing.nv.gov or 775-687-2249.

Persons wishing to comment upon the proposed action of the Nevada Housing Division may appear at the scheduled public hearing or may address their comments, data, views or arguments, in written form, to Christine Hess chess@housing.nv.gov or 775-687-2249. Written submissions must be received by the Nevada Housing Division on or before November 1, 2026. If no person who is directly affected by the proposed action appears to request time to make an oral presentation, the Nevada Housing Division may proceed immediately to act upon any written submissions.

A copy of this notice and the regulations (LCB File No R167-26) to be adopted will be on file at the State Library, 100 Stewart Street, Carson City, Nevada, for inspection by members of the public during business hours. Additional copies of the notice and the regulations (LCB File No. R167-26) to be adopted will be available at the Division's Offices: 3300 W. Sahara Blvd. Suite 300, Las Vegas, Nevada 89102 or 1830 E. College Parkway, Suite 200, Carson City, Nevada 89706 for inspection and copying by members of the public during business hours. This notice and the text of the proposed regulations (LCB File No. R167-26) are also available in the State of Nevada Register of Administrative Regulations, which is prepared and published monthly by the Legislative Counsel Bureau pursuant to NRS 233B.0653, and on the Internet at <http://www.leg.state.us/>. Copies of this notice and the proposed regulation also will be mailed to members of the public at no charge upon request.

Upon adoption of any regulation, the agency, if requested to do so by an interested person, either before adoption or within 30 days thereafter, shall issue a concise statement of the principal reasons for and against its adoption and incorporate therein its reason for overruling the consideration urged against its adoption.

This notice of hearing has been posted at the following locations:

State Library and Archives, 100 Stewart Street, Carson City, Nevada 89701

The Department of Administration's website at www.notice.nv.gov

The Legislative Counsel Bureau's website at <https://leg.state.nv.us/App/Notice/A/>

The Division's website www.housing.nv.gov

**PROPOSED REGULATION OF THE
HOUSING DIVISION OF THE
DEPARTMENT OF BUSINESS AND INDUSTRY**

LCB File No. R167-26

July 27, 2026

EXPLANATION – Matter in *italics* is new; matter in brackets ~~omitted material~~ is material to be omitted.

AUTHORITY: § 1, section 49.7 of chapter 432, Statutes of Nevada 2025, at page 2815.

A REGULATION relating to attainable housing; establishing the application process for obtaining a loan from the Nevada Attainable Housing Infrastructure Account; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law creates the Nevada Attainable Housing Infrastructure Account in the State General Fund and requires the Housing Division of the Department of Business and Industry to administer the Account. Existing law requires money in the Account to be used to provide loans for certain projects that serve attainable housing. (Section 49.7 of chapter 432, Statutes of Nevada 2025, at page 2815)

Section 1 of this regulation requires an applicant who is seeking a loan from the Account to submit an application on a form prescribed by the Division that includes certain information and documentation. **Section 1** sets forth factors which the Division may consider in determining whether to grant an application. **Section 1** requires: (1) the Division to notify an applicant when the Division begins its review of the application; and (2) such a review to begin within 45 days after the Division receives all of the required information and documentation.

Section 1. Chapter 319 of NAC is hereby amended by adding thereto a new section to read as follows:

1. An applicant seeking a loan from the Nevada Attainable Housing Infrastructure Account created by section 49.7 of chapter 432, Statutes of Nevada 2025, must submit an application on a form prescribed by the Division which includes, without limitation:

(a) A description of the project, including the infrastructure being proposed;

(b) A statement identifying the special improvement district or special assessment district in which the attainable housing to be served by the project is located and describing the assessments levied within the district;

(c) Documentation demonstrating that not less than 85 percent of the total cost of developing or constructing the infrastructure will be paid from assessments levied within the special improvement district or special assessment district identified pursuant to paragraph (b), or by the applicant, or any combination thereof; and

(d) Any other information the Division requires.

2. The Division will review an application submitted pursuant to subsection 1 and, in deciding whether to grant the application, may consider, without limitation:

(a) The financial capacity of the applicant;

(b) The project readiness;

(c) The extent to which the project serves attainable housing; and

(d) Any other information the Division determines is relevant.

3. The Division will notify the applicant when the Division begins its review of the application, which must occur within 45 days after the Division receives all required information and documentation.

4. As used in this section:

(a) “Applicant” means the owners of all of the assessable property within a proposed special improvement district or special assessment district who have entered into a written agreement with a governing body pursuant to subsection 1 of NRS 271.710.

(b) “Governing body” has the meaning ascribed to it in NRS 271.115.

(c) “Project” has the meaning ascribed to it in NRS 271.175.