



NEVADA DEPARTMENT OF TAXATION  
Division of Local Government Services

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REAL PROPERTY  
TRANSFER TAX  
2<sup>nd</sup> QUARTER FY2014-2015  
REPORT  
October 1, 2014 to December  
31, 2014

Division of Local Government Services

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# Real Property Transfer Tax

## FY2014-2015 REPORT

### October 1, 2014 to December 31, 2014

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Published: February 18, 2015

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# RESULTS

## Background

The Real Property Transfer Tax (RPTT) is collected in each county when deeds<sup>1</sup> are presented for recording, with some exceptions<sup>2</sup>. Tax rates vary in each county<sup>3</sup> and range from \$1.95 to \$2.55 per \$500 of value<sup>4</sup> or fraction thereof. The amounts collected are then distributed to various funds at the county and State levels. The statutes related to RPTT are contained in Nevada Revised Statutes (NRS) Chapter 375. The regulations for the tax are contained in Nevada Administrative Code (NAC) Chapter 375. For a more complete description of the tax, please refer to the next section, Administration of the Real Property Transfer Tax.

## Tax Totals

The following table shows the total tax<sup>5</sup> by county for the second quarter of Fiscal Year 2015 (October 1, 2014 to December 31, 2014) and for the Fiscal Year to date (FYTD) 2015 (July 1, 2014 to December 31, 2014) sorted by FYTD. Approximately 92.79% (~\$27.75 million) of the total tax (~\$29.91 million) for 2<sup>nd</sup> Quarter 2015 relates to transactions in Clark County and Washoe County. Approximately 92.93% (~\$55.43 million) of the total tax (~\$59.65 million) for FYTD 2015 relates to transactions in Clark County and Washoe County.

County	2nd Quarter Amount	2nd Quarter %	FYTD Amount	FYTD %
<b>Total</b>	<b>\$29,908,652.10</b>	<b>100.00%</b>	<b>\$59,645,341.00</b>	<b>100.00%</b>
CLARK	\$23,232,698.10	77.68%	\$46,731,978.30	78.35%
WASHOE	\$4,520,077.80	15.11%	\$8,697,973.70	14.58%
DOUGLAS	\$591,277.05	1.98%	\$1,385,409.80	2.32%
LYON	\$318,216.60	1.06%	\$676,347.75	1.13%
ELKO	\$262,436.85	0.88%	\$479,274.90	0.80%
CARSON CITY	\$225,535.05	0.75%	\$460,558.80	0.77%
NYE	\$155,420.85	0.52%	\$315,831.75	0.53%
HUMBOLDT	\$223,208.70	0.75%	\$294,584.55	0.49%
CHURCHILL	\$93,123.30	0.31%	\$165,232.05	0.28%
STOREY	\$94,387.80	0.32%	\$143,609.70	0.24%
PERSHING	\$79,639.95	0.27%	\$94,770.00	0.16%
LANDER	\$64,738.05	0.22%	\$85,466.55	0.14%
WHITE PINE	\$22,087.65	0.07%	\$57,720.00	0.10%
LINCOLN	\$11,159.85	0.04%	\$24,363.30	0.04%
MINERAL	\$6,856.20	0.02%	\$16,136.25	0.03%
EUREKA	\$5,709.60	0.02%	\$11,169.60	0.02%
ESMERALDA	\$2,078.70	0.01%	\$4,914.00	0.01%

<sup>1</sup> Per NRS 375.010(1)(b) a deed essentially means any instrument that transfers real property, regardless of the name of the document, with certain exceptions.

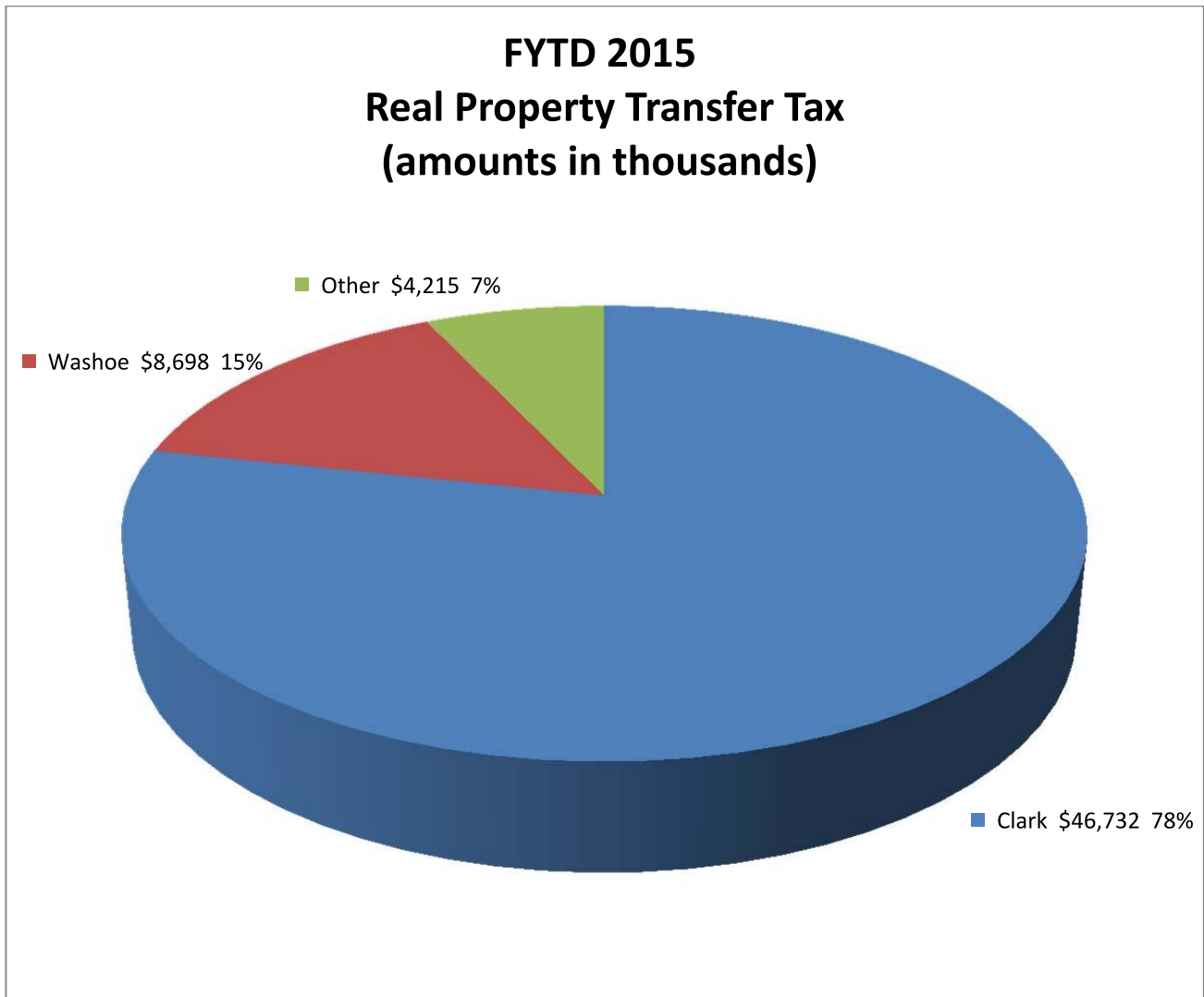
<sup>2</sup> Non-taxable events are listed in NRS 375.010(1)(b), exemptions are listed in NRS 375.090

<sup>3</sup> See Table 1 in the next section for a table of the rates and distribution in each county.

<sup>4</sup> NRS 375.020 through 375.026 impose tax "for each \$500 of value or fraction thereof...if the consideration or value of the interest or property conveyed exceeds \$100"

<sup>5</sup> Amounts in table are from Recorders Monthly Report; minor adjustments for refunds or timing differences are excluded

The total tax for Fiscal Year to date 2015 is depicted graphically below:



Transactions in Washoe County and Clark County account for approximately 92.93% of the total Real Property Transfer Tax in FYTD 2015. Transactions in the other 15 counties account for the remaining 7.07%. The total tax is approximately \$59,645,000.

## Distribution of Tax

The following table shows the distribution of the tax for the fiscal year to date 2014-2015<sup>6</sup> (July 1, 2014 to December 31, 2014). The “Level of Government” heading indicates where the tax is ultimately used.

<i>Level of Govt</i>	<i>State</i>	<i>County</i>	<i>County</i>	<i>County</i>	<i>State</i>	<i>County</i>
	<b>General Fund<sup>7</sup></b>	<b>Collection Allowance<sup>8</sup></b>	<b>Consolidated Tax<sup>9</sup></b>	<b>School District<sup>10</sup></b>	<b>Low Income Housing<sup>11</sup></b>	<b>Local Govt Tax Act<sup>12</sup></b>
<b>Total</b>	<b>\$31,823,371.73</b>	<b>\$321,448.20</b>	<b>\$13,599,731.51</b>	<b>\$10,995,759.60</b>	<b>\$2,472,678.46</b>	<b>\$432,351.50</b>
CLARK	\$23,585,904.34	\$238,241.46	\$10,079,446.30	\$10,995,759.60	\$1,832,626.60	
WASHOE	\$5,460,630.32	\$55,157.88	\$2,333,602.70		\$424,291.40	\$424,291.40
DOUGLAS	\$914,370.47	\$9,236.07	\$390,756.61		\$71,046.66	
LYON	\$446,389.52	\$4,508.99	\$190,764.75		\$34,684.50	
ELKO	\$316,321.43	\$3,195.17	\$135,180.10		\$24,578.20	
CARSON CITY	\$303,968.81	\$3,070.39	\$129,901.20		\$23,618.40	
NYE	\$208,448.96	\$2,105.55	\$89,080.75		\$16,196.50	
HUMBOLDT	\$194,425.80	\$1,963.90	\$83,087.95		\$15,106.90	
CHURCHILL	\$103,733.49	\$1,047.81	\$44,330.55		\$8,060.10	\$8,060.10
STOREY	\$94,782.40	\$957.40	\$40,505.30		\$7,364.60	
PERSHING	\$62,548.20	\$631.80	\$26,730.00		\$4,860.00	
LANDER	\$56,407.92	\$569.78	\$24,105.95		\$4,382.90	
WHITE PINE	\$38,095.20	\$384.80	\$16,280.00		\$2,960.00	
LINCOLN	\$16,079.78	\$162.42	\$6,871.70		\$1,249.40	
MINERAL	\$10,649.93	\$107.58	\$4,551.25		\$827.50	
EUREKA	\$7,371.94	\$74.46	\$3,150.40		\$572.80	
ESMERALDA	\$3,243.24	\$32.76	\$1,386.00		\$252.00	

<sup>6</sup> Amounts in table are from Recorders Monthly Report; minor adjustments for refunds or timing differences are excluded.

<sup>7</sup> Per NRS 375.023, the tax rate includes \$1.30 per \$500 of value or fraction thereof for the State General Fund. The amount in the table is net of the collection allowance per NRS 375.023(4).

<sup>8</sup> Per NRS 375.023(4), counties are entitled to 1% of the State’s \$1.30 portion of the taxes collected to defray the County’s administrative costs associated with the tax.

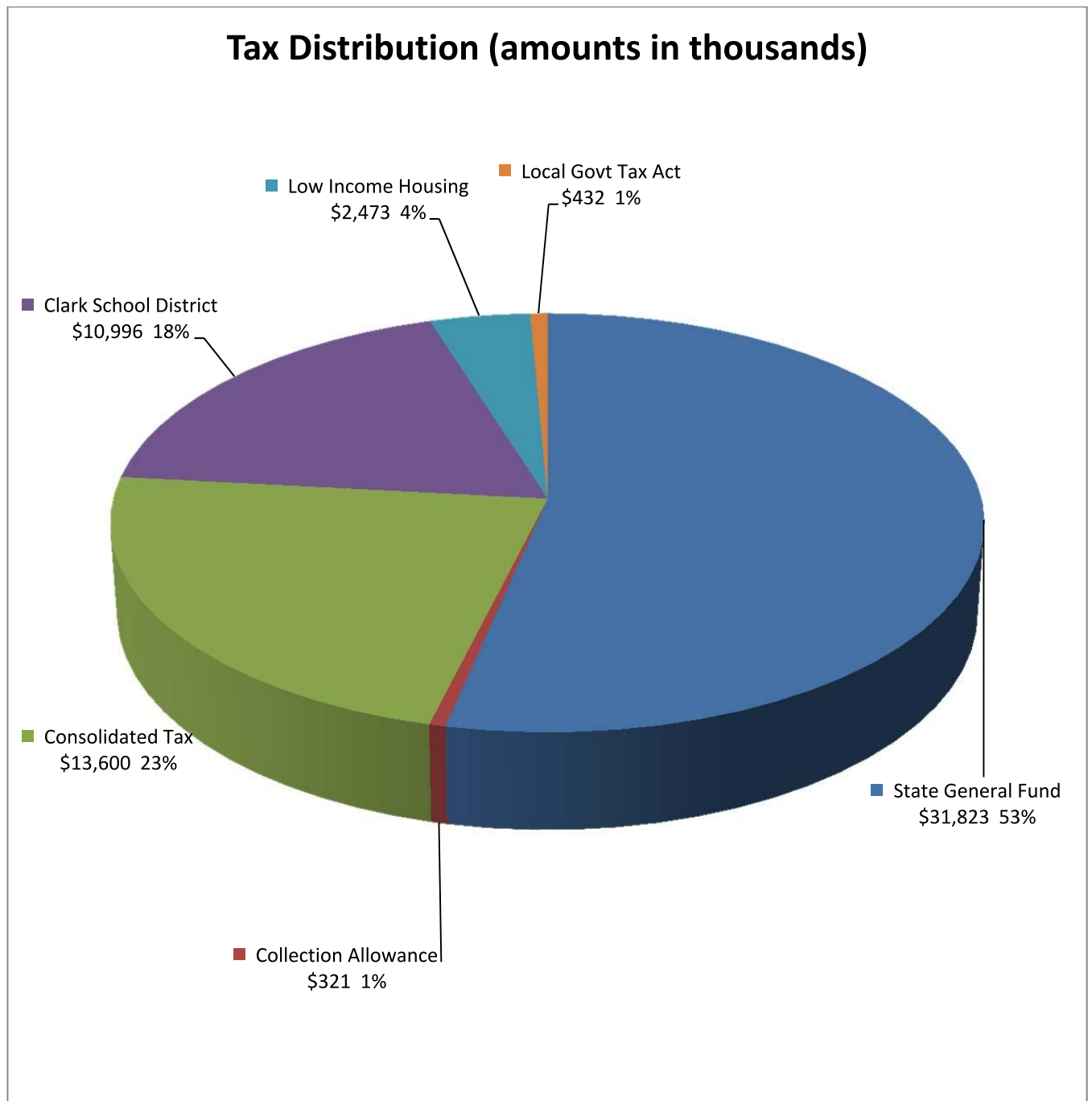
<sup>9</sup> Per NRS 375.020, the tax rate includes \$0.65 per \$500 of value or fraction thereof. Of this amount, \$0.55 (NRS 375.070(1)(c) is distributed to the Local Government Tax Distribution Account, where it is combined with the proceeds of other taxes and becomes part of the Consolidated Tax or CTX (See NRS 360.660). The CTX is ultimately distributed back to counties. The remaining \$0.10 (NRS 375.070(1)(a)) is distributed to the state administered Low-Income Housing program created per NRS 319. In Clark County an additional \$0.60 is added which is distributed to the Clark County School District NRS 375.070(1)(b).

<sup>10</sup> Ultimately distributed to the County School District. See note 9.

<sup>11</sup> Ultimately distributed to the State account for Low-Income Housing, created pursuant to NRS 319.500. See note 9.

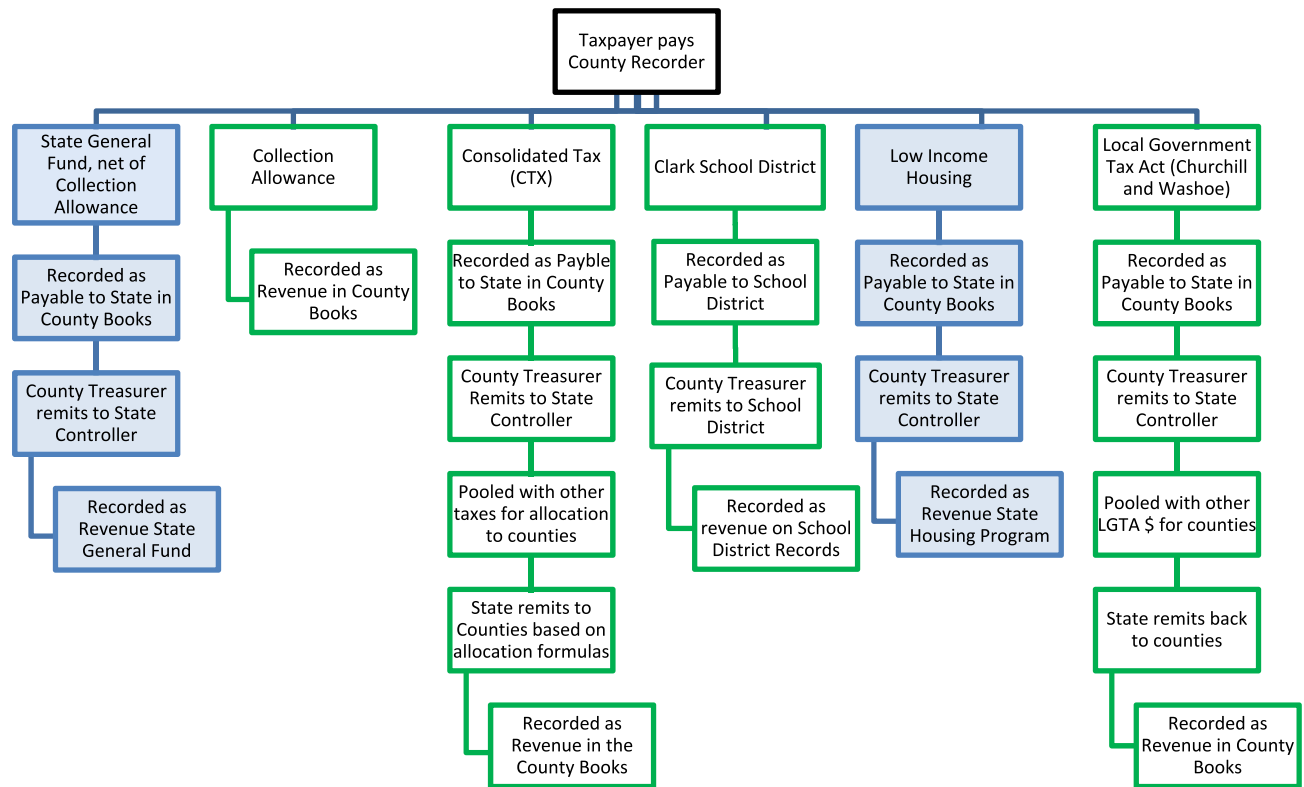
<sup>12</sup> The Local Government Tax Act (LGTA) was passed in 1991 and can be found in the Special Acts section at the following link. <http://leg.state.nv.us/SpecialActs/48-LocalGovernmentTax1991.html>. See Section 32. Please also see the updated LGTA of 1993. This act allows certain counties, by local ordinance, to levy an additional tax of \$0.10 per \$500 of value or fraction thereof. Currently only Churchill County and Washoe County levy the tax. The tax is ultimately distributed back to the County through the Tax Distribution Fund.

The distribution of the tax for the fiscal year to date 2014-2015 is depicted graphically as follows:



The proceeds allocated to the State General Fund (net of collection allowance) and to Low-Income Housing are ultimately used at the State level. The remaining proceeds are ultimately used at the local government level.

The total tax collected by the County Recorder is posted to various accounts in the County books and records. A portion of the amount collected is retained by the County. The retained amount consists of the collection allowance and School District amount (currently only in Clark County). The remaining portions (Consolidated Tax (CTX), State General fund (net of collection allowance), Low Income Housing, and Local Government Tax Act) are remitted by the County Treasurer to the State Controller for further distribution. CTX is ultimately combined with other taxes and distributed back to the Counties based on statutory allocation formulas. Similarly, the LGTA is combined with other LGTA taxes and distributed back to the counties. The following flowchart shows the flow of the tax through the various systems. The blue indicates proceeds ultimately used at the state level. The green indicates proceeds ultimately used at the local government level.



See the distribution table and graph on the prior two pages for amounts distributed per the above flowchart for FYTD 2015.



## Exemptions

The total number of deeds filed with the County Recorders for the 2nd Quarter (October 1, 2014 through December 31, 2014) of Fiscal Year 2014-15 (July 1, 2014 through June 30, 2015) are shown in the following tables together with the number of each type of exemption. The exemption numbers correspond with the subparagraphs of NRS 375.090 as follows:

**NRS 375.090 Exemptions.** The taxes imposed by [NRS 375.020](#), [375.023](#) and [375.026](#) do not apply to:

1. A mere change in identity, form or place of organization, such as a transfer between a business entity and its parent, its subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership.
  2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
  3. A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid.
  4. A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common.
  5. A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.
  6. A transfer of title between former spouses in compliance with a decree of divorce.
  7. A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.
  8. Transfers, assignments or conveyances of unpatented mines or mining claims.
  9. A transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made.
  10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to [NRS 111.655](#) to [111.699](#), inclusive.
  11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment:
    - (a) Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. §§ 101 et seq.;
    - (b) Approved in an equity receivership proceeding involving a railroad, as defined in the Bankruptcy Act; or
    - (c) Approved in an equity receivership proceeding involving a corporation, as defined in the Bankruptcy Act,↪ if the making, delivery or filing of instruments of transfer or conveyance occurs within 5 years after the date of the confirmation, approval or change.
  12. A transfer to an educational foundation. As used in this subsection, “educational foundation” has the meaning ascribed to it in subsection 3 of [NRS 388.750](#).
  13. A transfer to a university foundation. As used in this subsection, “university foundation” has the meaning ascribed to it in subsection 3 of [NRS 396.405](#).
- (Added to NRS by 1967, 1761; A 1969, 569; 1971, 246; 1985, 862, 2046; 1991, 1122, 2053; 1993, 2308, 2624; 1995, 716, 1037; [2001, 1593](#); [2003, 3486](#); [2003, 20th Special Session, 172, 174](#); [2005, 962, 2057, 2488](#); [2007, 3393](#); [2009, 1112](#); [2011, 1354](#))

## Number of Exemptions for Fiscal Year to date 2015

	% of Total Transfers	Total Transfers	Exempt Transfers	% of Total Exemptions	% of Transfers Exempted by County	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>TOTAL</b>	<b>100.00%</b>	<b>104,328</b>	<b>35,820</b>	<b>100.00%</b>		<b>481</b>	<b>1,345</b>	<b>5,046</b>	<b>1,498</b>	<b>11,903</b>	<b>730</b>	<b>12,378</b>	<b>195</b>	<b>1,235</b>	<b>994</b>	<b>11</b>	<b>1</b>	<b>3</b>
CLARK	76.59%	79,900	25,324	70.70%	31.69%	400	947	3,526	1,169	9,024	424	8,333	9	923	560	6	0	3
WASHOE	10.75%	11,215	5,087	14.20%	45.36%	42	178	699	151	1,437	156	2,137	3	154	127	3	0	0
DOUGLAS	3.21%	3,345	1,073	3.00%	32.08%	0	22	150	29	271	47	491	4	14	45	0	0	0
NYE	2.71%	2,824	1,114	3.11%	39.45%	17	64	148	49	249	6	453	27	50	50	1	0	0
LYON	1.82%	1,900	799	2.23%	42.05%	5	52	119	33	235	8	256	5	52	34	0	0	0
ELKO	1.29%	1,350	565	1.58%	41.85%	4	10	96	10	201	26	148	13	12	45	0	0	0
CARSON CITY	1.01%	1,049	540	1.51%	51.48%	2	15	42	21	135	11	259	0	13	42	0	0	0
CHURCHILL	0.58%	609	324	0.90%	53.20%	3	23	52	9	87	7	122	6	4	11	0	0	0
HUMBOLDT	0.54%	563	254	0.71%	45.12%	2	1	59	7	80	15	31	21	5	32	0	1	0
PERSHING	0.34%	350	150	0.42%	42.86%	0	3	40	0	23	3	34	35	6	6	0	0	0
WHITE PINE	0.25%	265	131	0.37%	49.43%	0	10	32	2	38	7	30	6	1	5	0	0	0
LANDER	0.22%	231	112	0.31%	48.48%	1	4	27	1	39	6	17	14	0	3	0	0	0
STOREY	0.21%	214	87	0.24%	40.65%	0	8	13	7	23	5	23	0	0	8	0	0	0
MINERAL	0.15%	157	82	0.23%	52.23%	2	3	12	5	17	3	14	10	0	16	0	0	0
LINCOLN	0.14%	148	87	0.24%	58.78%	0	3	18	3	23	5	15	9	1	9	1	0	0
ESMERALDA	0.13%	135	61	0.17%	45.19%	0	0	12	0	12	0	7	29	0	1	0	0	0
EUREKA	0.07%	73	30	0.08%	41.10%	3	2	1	2	9	1	8	4	0	0	0	0	0

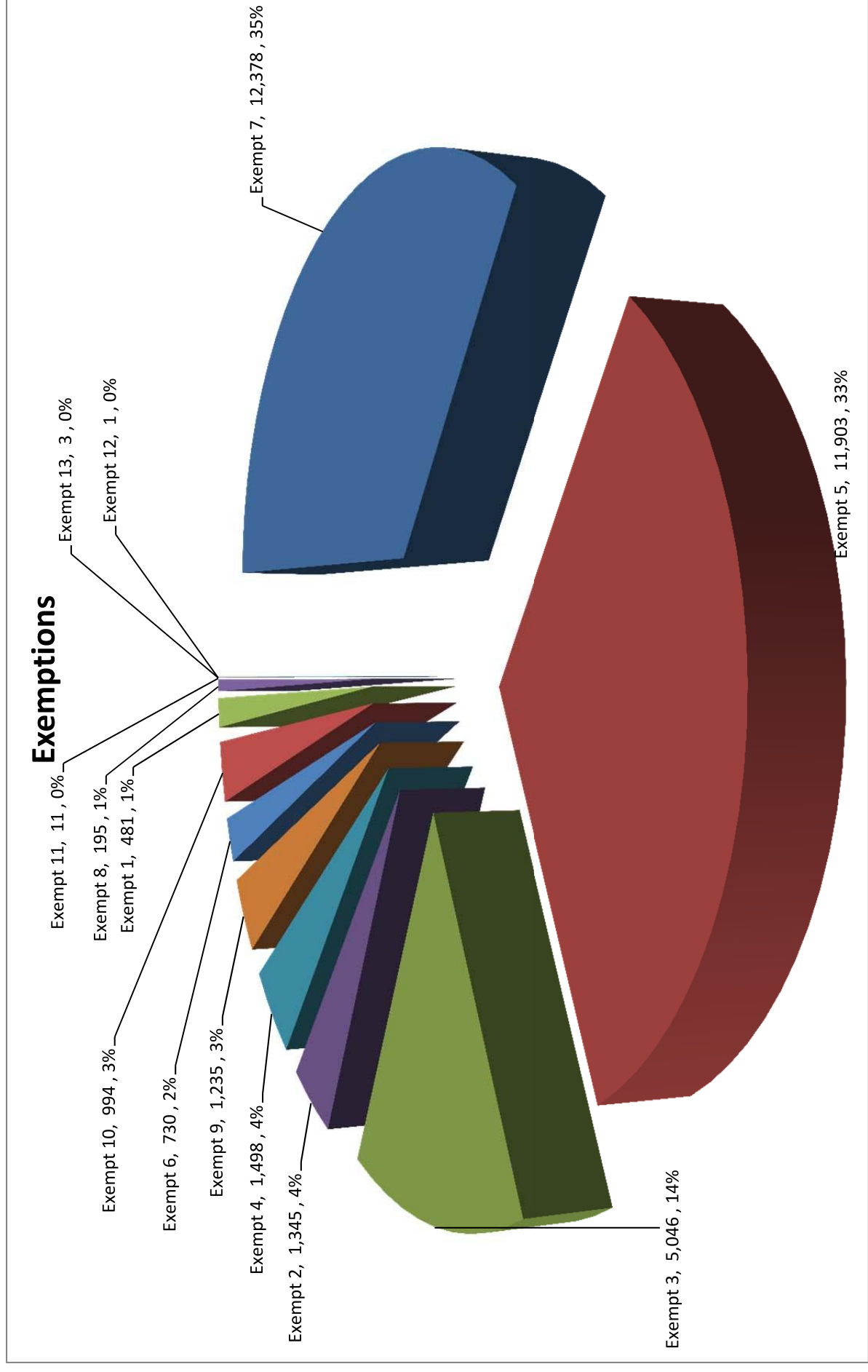
Per the tables and graphs under the heading "Tax Totals", transactions in Washoe County and Clark County account for approximately 92.93% of the tax dollars. The above table indicates that transactions in Washoe County and Clark County account for approximately 87.34% of the total number of transfers sorted by total transfers. Transactions in the other 15 counties account for approximately 12.66% of the total number of transfers.

## Number of Exemptions for 2nd quarter

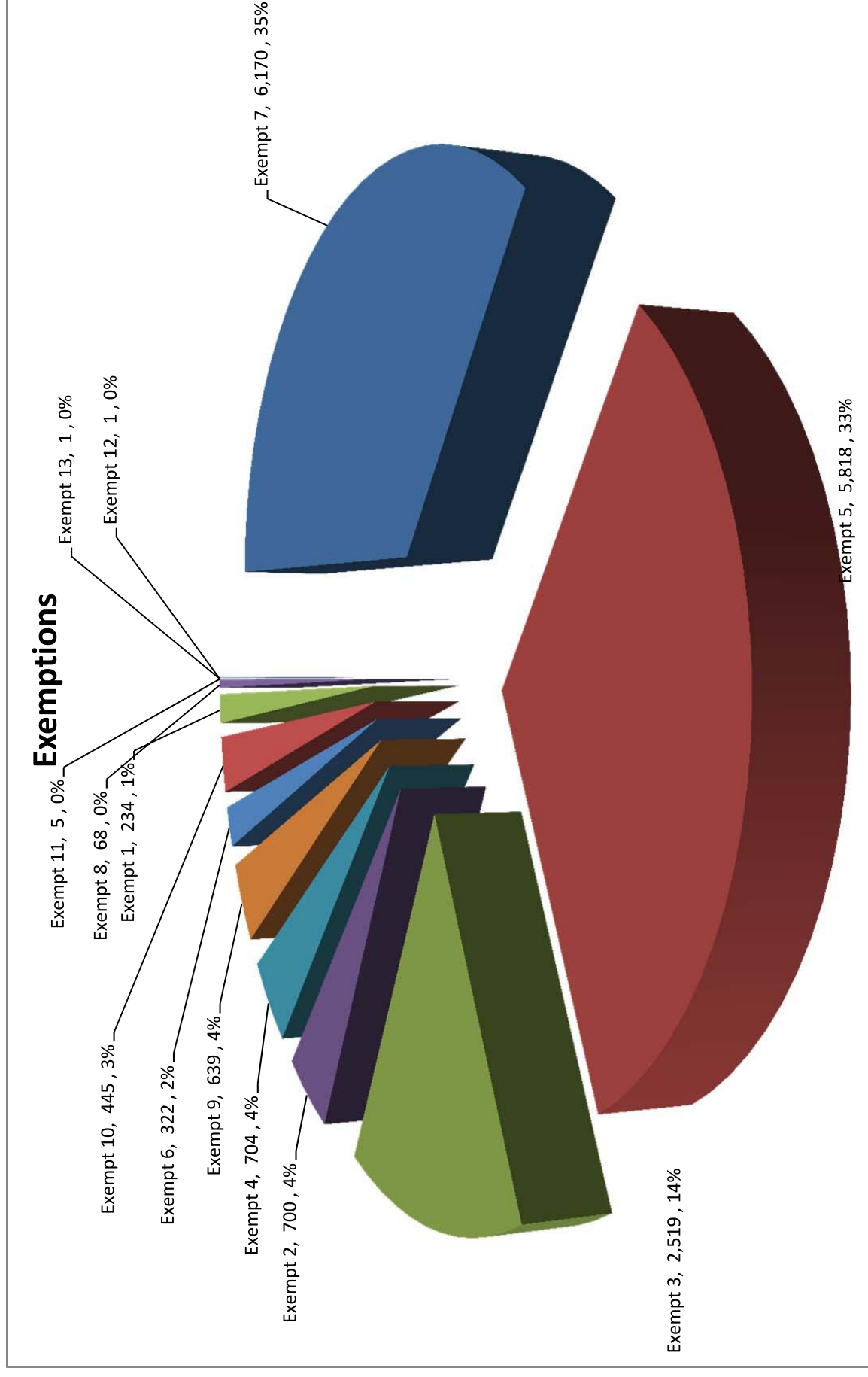
	% of Total Transfers	Total Transfers	Exempt Transfers	% of Total Exemptions	% of Transfers Exempted by County	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Total</b>	<b>100.00%</b>	<b>51,940</b>	<b>17,626</b>	<b>100.00%</b>		<b>234</b>	<b>700</b>	<b>2,519</b>	<b>704</b>	<b>5,818</b>	<b>322</b>	<b>6,170</b>	<b>68</b>	<b>639</b>	<b>445</b>	<b>5</b>	<b>1</b>	<b>1</b>
CLARK	76.20%	39,579	12,471	70.75%	31.51%	187	496	1,777	542	4,414	191	4,161	4	445	250	3	0	1
WASHOE	10.39%	5,396	2,441	13.85%	45.24%	18	95	330	77	694	66	1,026	1	78	54	2	0	0
DOUGLAS	3.66%	1,902	563	3.19%	29.60%	0	9	79	16	141	24	264	0	6	24	0	0	0
NYE	3.01%	1,563	550	3.12%	35.19%	13	30	58	20	120	2	233	10	42	22	0	0	0
LYON	2.00%	1,037	436	2.47%	42.04%	3	28	67	22	117	3	139	1	36	20	0	0	0
ELKO	1.30%	676	286	1.62%	42.31%	3	8	51	3	103	13	70	6	12	17	0	0	0
CARSON CITY	0.97%	503	273	1.55%	54.27%	1	11	13	10	65	6	140	0	11	16	0	0	0
CHURCHILL	0.57%	296	149	0.85%	50.34%	3	10	26	5	42	2	47	4	2	8	0	0	0
HUMBOLDT	0.56%	289	124	0.70%	42.91%	1	1	33	0	47	4	13	7	3	14	0	1	0
PERSHING	0.31%	159	79	0.45%	49.69%	0	0	25	0	13	1	21	12	4	3	0	0	0
WHITE PINE	0.23%	117	61	0.35%	52.14%	0	2	20	1	17	1	16	3	0	1	0	0	0
LANDER	0.22%	116	57	0.32%	49.14%	1	3	16	0	17	3	11	5	0	1	0	0	0
STOREY	0.22%	112	41	0.23%	36.61%	0	5	9	5	9	2	9	0	0	2	0	0	0
MINERAL	0.12%	63	30	0.17%	47.62%	2	2	4	2	4	3	4	1	0	8	0	0	0
LINCOLN	0.10%	50	29	0.16%	58.00%	0	0	6	0	10	1	7	0	0	5	0	0	0
ESMERALDA	0.09%	45	21	0.12%	46.67%	0	0	4	0	4	0	1	12	0	0	0	0	0
EUREKA	0.07%	37	15	0.09%	40.54%	2	0	1	1	1	0	8	2	0	0	0	0	0

Per the tables and graphs under the heading "Tax Totals," transactions in Washoe County and Clark County account for approximately 92.79% of the tax dollars. The above table indicates that transactions in Washoe County and Clark County account for approximately 86.59% of the total number of transfers. Transactions in the other 15 counties account for approximately 13.41% of the total number of transfers.

The following chart shows the number of exemptions by category for the fiscal year to date 2015



The following chart shows the number of exemptions by category for the 2<sup>nd</sup> quarter of FY 2013-14



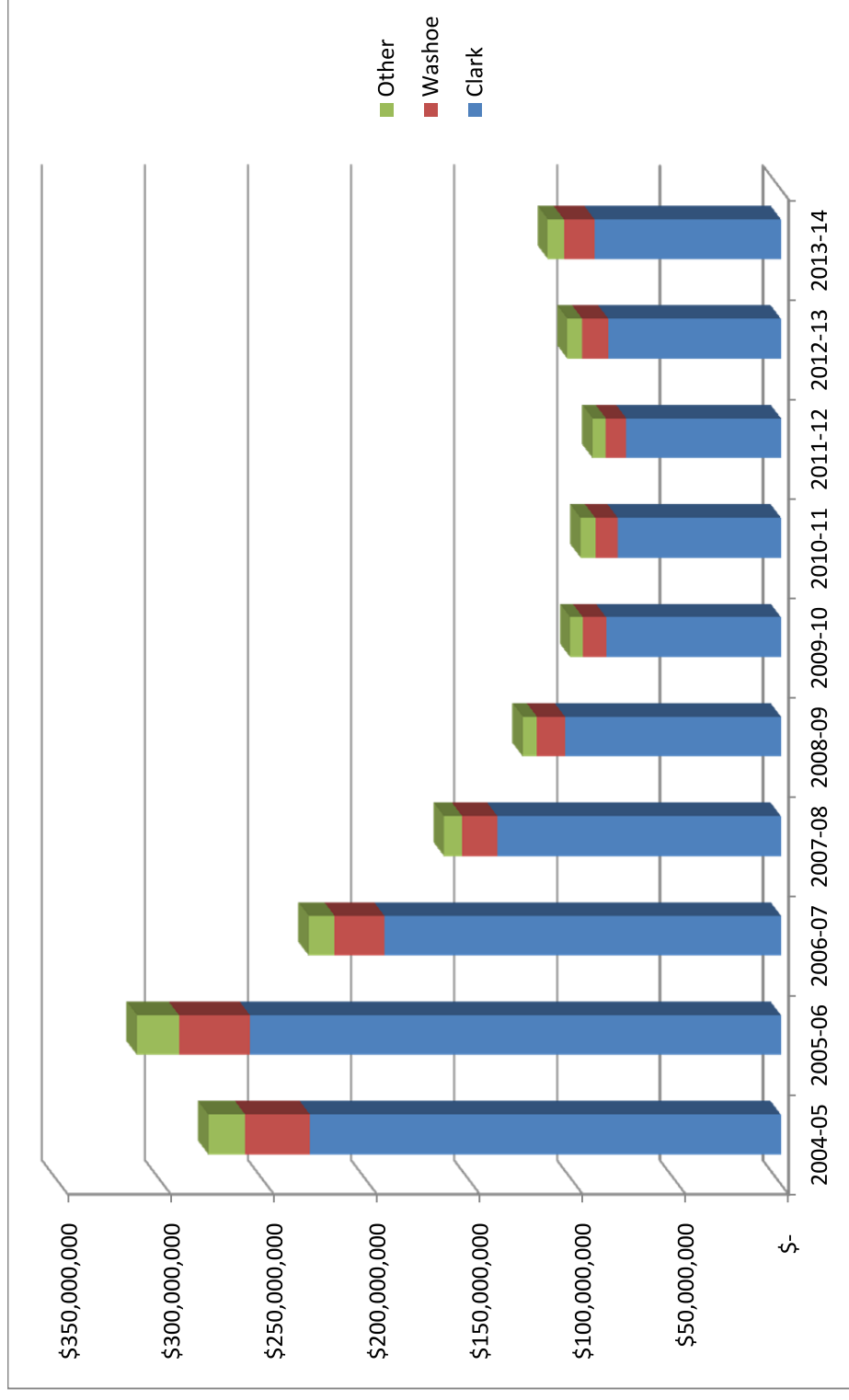
## Historical Trends

The following table shows the tax for the last ten fiscal years<sup>13</sup> sorted by 2013-14 totals.

	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
<b>Total</b>	<b>\$278,116,016.30</b>	<b>\$312,725,296.59</b>	<b>\$229,471,598.66</b>	<b>\$163,815,334.90</b>	<b>\$125,473,123.05</b>	<b>\$102,479,032.88</b>	<b>\$97,451,899.65</b>	<b>\$91,555,410.38</b>	<b>\$103,806,790.53</b>	<b>\$113,251,556.14</b>
CLARK	\$228,738,537.05	\$257,904,928.10	\$192,759,296.24	\$137,797,728.78	\$104,987,657.80	\$85,006,222.45	\$79,337,410.50	\$75,173,556.50	\$83,853,906.75	\$90,636,710.40
WASHOE	\$31,430,655.35	\$34,428,382.65	\$24,162,347.55	\$17,115,622.20	\$13,573,497.00	\$11,257,946.06	\$10,943,230.05	\$9,910,474.93	\$12,686,613.60	\$14,885,138.14
DOUGLAS	\$5,138,731.70	\$4,549,810.75	\$3,064,226.75	\$2,401,438.10	\$1,695,928.65	\$1,714,878.45	\$1,780,599.60	\$1,574,651.35	\$2,237,118.00	\$2,508,009.85
LYON	\$3,904,630.89	\$4,533,857.25	\$2,280,528.90	\$1,351,396.80	\$1,363,978.20	\$1,154,696.40	\$1,183,072.80	\$941,914.35	\$1,074,019.05	\$1,366,253.85
CARSON CITY	\$2,078,341.20	\$2,269,398.60	\$1,842,732.45	\$989,119.95	\$788,195.75	\$881,450.70	\$685,290.45	\$826,474.35	\$950,829.75	\$1,022,137.35
ELKO	\$940,654.65	\$1,250,928.90	\$1,356,498.00	\$939,102.45	\$759,552.30	\$694,227.30	\$774,791.55	\$993,248.10	\$1,037,288.85	\$983,363.55
NYE	\$2,944,091.71	\$4,140,151.98	\$1,920,498.38	\$1,273,158.19	\$1,035,619.89	\$836,748.55	\$692,554.20	\$661,397.10	\$689,625.30	\$620,380.80
HUMBOLDT	\$337,727.32	\$779,372.85	\$423,116.94	\$384,624.02	\$264,691.06	\$220,888.23	\$210,432.30	\$390,138.45	\$396,148.35	\$331,244.55
CHURCHILL	\$1,488,128.20	\$1,268,986.90	\$569,985.10	\$445,190.30	\$302,973.60	\$272,486.80	\$1,373,664.00	\$274,482.70	\$337,844.10	\$264,390.55
STOREY	\$388,315.20	\$480,829.05	\$375,950.25	\$468,920.40	\$344,079.35	\$148,882.50	\$151,499.40	\$305,682.00	\$112,557.90	\$207,376.65
WHITE PINE	\$137,517.90	\$234,050.70	\$190,944.00	\$237,763.50	\$74,454.90	\$78,076.05	\$108,872.40	\$81,995.55	\$111,198.75	\$111,664.80
LANDER	\$65,388.15	\$144,529.13	\$129,897.10	\$83,984.55	\$60,317.40	\$45,748.96	\$64,515.75	\$85,569.90	\$91,143.98	\$79,066.65
ESMERALDA	\$23,846.55	\$22,619.79	\$38,206.35	\$26,145.60	\$14,061.45	\$12,142.65	\$9,350.25	\$15,557.10	\$8,734.05	\$72,099.30
PERSHING	\$136,533.11	\$185,981.25	\$103,010.70	\$107,388.45	\$85,031.70	\$41,377.05	\$51,902.55	\$102,137.10	\$89,704.90	\$61,206.60
LINCOLN	\$288,511.90	\$424,515.00	\$149,180.85	\$99,202.35	\$76,683.75	\$44,089.50	\$55,649.10	\$59,239.05	\$59,434.05	\$42,098.55
EUREKA	\$26,634.32	\$55,385.84	\$47,199.75	\$41,513.16	\$15,730.65	\$21,411.83	\$13,417.95	\$119,802.15	\$29,653.65	\$32,365.75
MINERAL	\$47,771.10	\$51,567.85	\$57,979.35	\$53,036.10	\$30,669.60	\$47,759.40	\$15,646.80	\$39,089.70	\$40,969.50	\$28,048.80

<sup>13</sup> Amounts in table are calculated from Recorders Monthly Report; minor adjustments for refunds and timing differences are excluded.

These trends are depicted graphically as follows

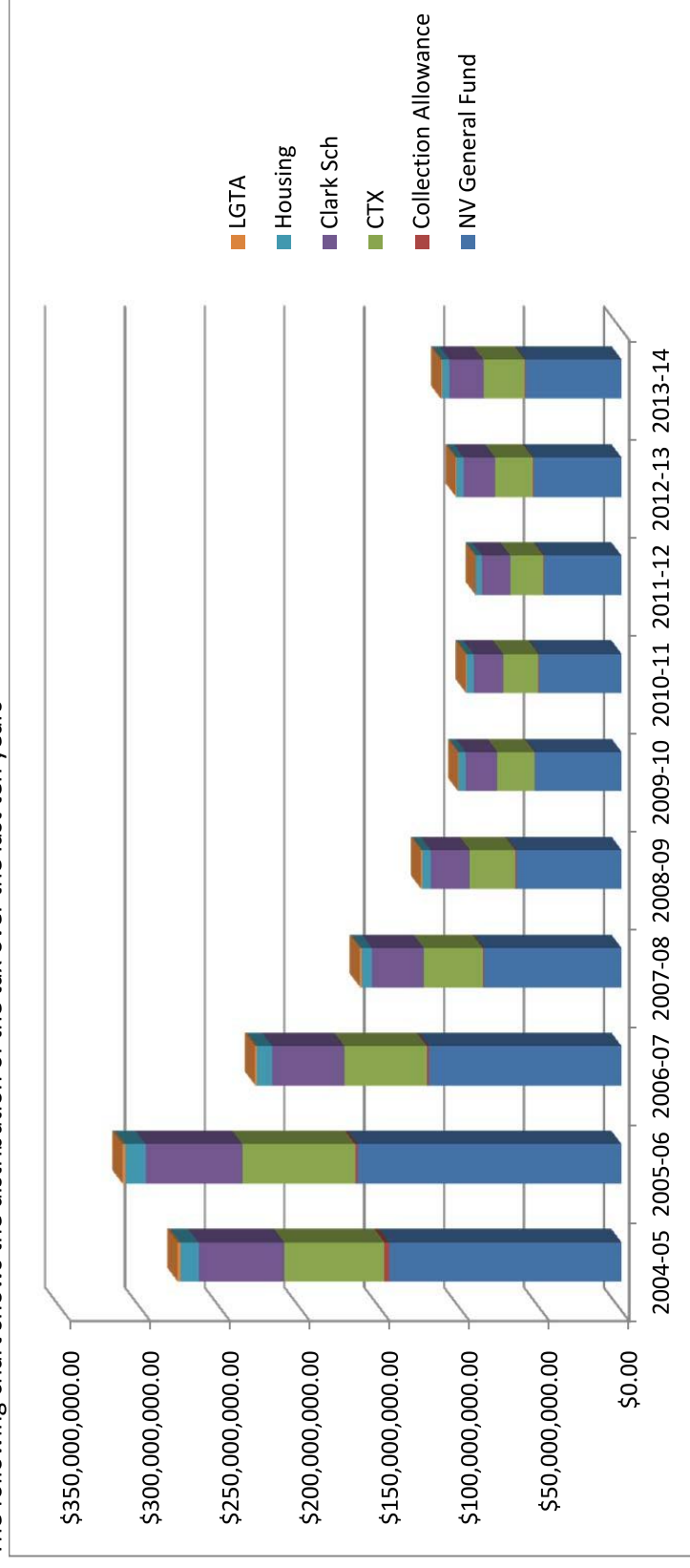


# Real Property Transfer Tax 2<sup>nd</sup> Quarter FY2015 Report

The following table shows the distribution of the tax over the last ten years<sup>14</sup>

	2004-05 <sup>15</sup>	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
<b>TOTAL</b>	<b>\$278,116,016.30</b>	<b>\$312,725,296.59</b>	<b>\$229,471,598.66</b>	<b>\$163,815,334.90</b>	<b>\$125,473,123.05</b>	<b>\$102,479,032.88</b>	<b>\$97,451,899.65</b>	<b>\$91,555,410.38</b>	<b>\$103,806,790.53</b>	<b>\$113,251,556.14</b>
NV General Fund	145,609,562.84	165,198,296.34	120,720,609.82	86,153,571.83	66,061,540.87	54,063,971.70	51,601,076.70	48,424,653.77	55,071,139.29	60,182,938.16
Collection Allow.	2,850,030.31	1,668,669.66	1,219,400.10	870,238.10	667,288.29	546,100.72	521,223.00	489,137.92	556,274.13	607,908.47
Consolidated Tax	62,809,827.87	70,597,562.54	51,590,004.20	36,817,765.74	28,231,427.72	23,104,261.41	22,051,742.18	20,694,296.48	23,534,674.91	25,719,204.34
Clark School Dist.	53,820,832.25	60,683,512.49	45,355,128.53	32,422,995.01	24,702,978.31	20,001,464.11	18,667,626.00	17,687,895.65	19,730,331.00	21,326,284.80
Low-Income Hous.	11,419,968.70	12,835,920.46	9,380,000.76	6,694,139.23	5,132,986.86	4,200,774.80	4,009,407.67	3,762,599.36	4,279,031.80	4,676,218.97
Local Gov't Tax Act	1,605,794.32	1,741,335.10	1,206,455.25	856,625.00	676,901.00	562,460.14	600,824.10	496,827.20	635,339.40	739,001.40

The following chart shows the distribution of the tax over the last ten years



<sup>14</sup> Amounts in table are calculated from Recorders Monthly Report; minor adjustments for refunds and timing differences are excluded.

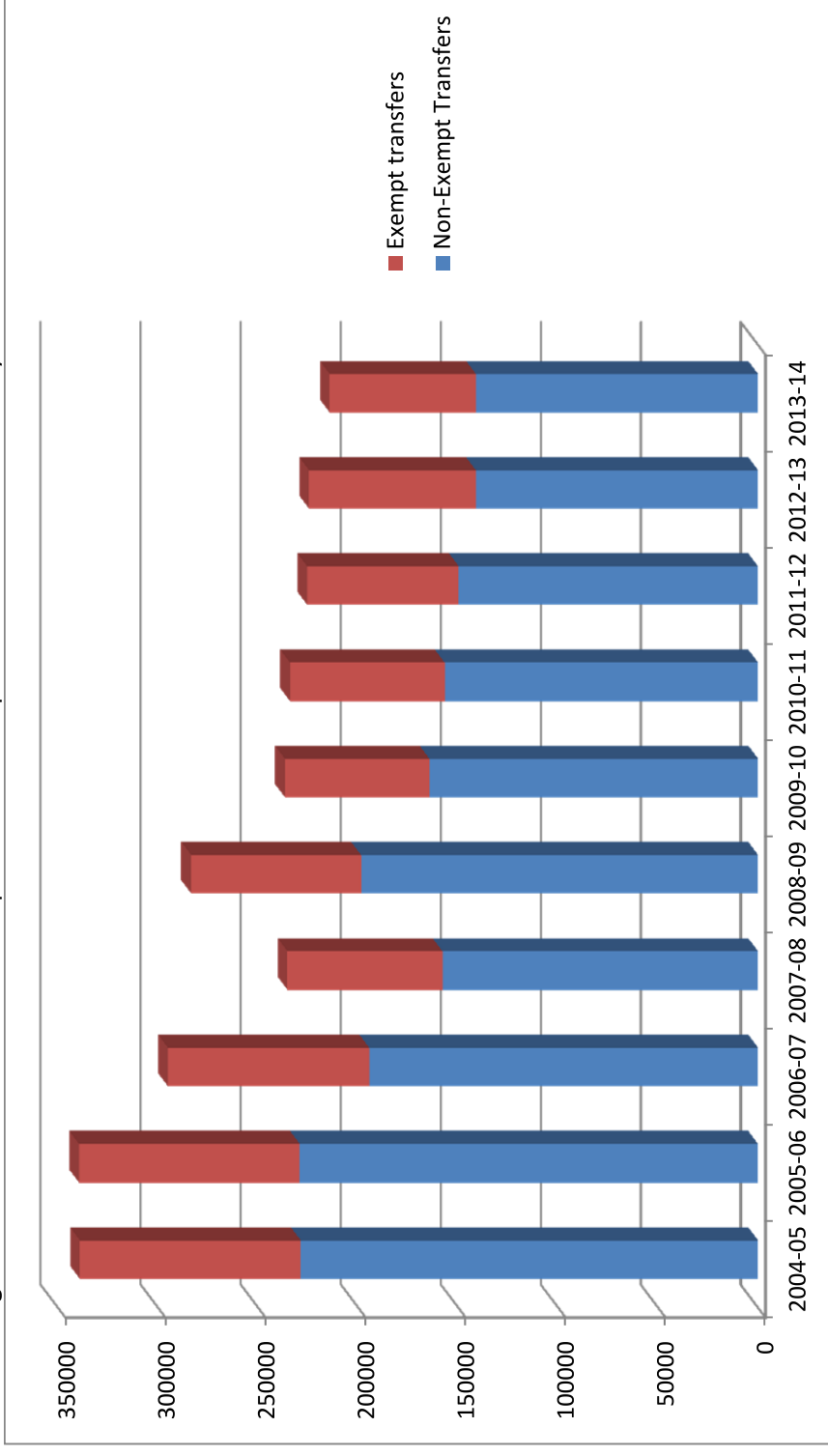
<sup>15</sup> Per statute for the fiscal year 2004-05, Washoe and Clark counties authorized to retain a 2% collection allowance; all other counties authorized to retain a 1% collection allowance. The 2005 legislative session bill SB390 implemented a 1% collection allowance for all counties.



The following table shows the total number of transfers and the exempt transfers over the last ten years sorted by the 2013-14 total transfers; highlighted cells indicated that data was not available for all or part of the periods

	2004-05 Total Trans	2004-05 Exempt Trans	2005-06 Total Trans	2005-06 Exempt Trans	2006-07 Total Trans	2006-07 Exempt Trans	2007-08 Total Trans	2007-08 Exempt Trans	2008-09 Total Trans	2008-09 Exempt Trans	2009-10 Total Trans	2009-10 Exempt Trans	2010-11 Total Trans	2010-11 Exempt Trans	2011-12 Total Trans	2011-12 Exempt Trans	2012-13 Total Trans	2012-13 Exempt Trans	2013-14 Total Trans	2013-14 Exempt Trans
Total	339077	110289	339509	110279	295175	100524	235433	77429	283526	84783	236769	72212	234218	77262	225585	75773	224646	83352	214375	73122
CLARK	258325	97663	264656	97616	233345	81864	187925	54962	239143	64371	190504	52570	188531	56145	178268	54857	176144	60095	165692	52051
WASHOE	35824	0	32393	0	26773	6663	21313	10404	20378	9113	22460	9178	23231	10207	23412	10125	24001	11619	23701	10329
DOUGLAS	8255	3293	8673	3070	7244	2776	6765	2490	5734	2272	6100	2096	5512	2120	6497	2106	6268	2325	6524	1921
NYE	11704	0	9735	0	8048	0	4611	1972	4550	2114	4453	1990	3245	1969	3233	1964	3554	2,049	4051	2053
LYON	8297	3029	7138	2960	4459	2418	2994	1808	3553	1637	3530	1525	3583	1639	3558	1470	3591	1628	3417	1458
ELKO	4850	1223	5311	1371	5102	1534	3577	1324	2907	1217	2679	1182	2589	1154	3156	1213	3249	1283	3067	1318
CARSON CITY	3361	1802	3132	1807	2426	1489	2162	1415	1863	1202	2056	1186	2094	1241	2230	1214	2317	1344	2134	1092
CHURCHILL	2364	1013	2148	983	1964	1269	1256	698	1205	735	1011	537	1161	681	1142	613	1359	831	1308	752
HUMBOLDT	1300	563	1444	647	1608	623	1204	554	1277	592	1202	555	1296	655	1033	729	683	652	1162	552
PERSHING	946	283	974	237	725	308	757	318	713	325	630	241	866	275	712	289	876	269	716	283
WHITE PINE	877	318	934	379	790	393	656	346	508	288	496	299	509	294	521	301	558	320	595	355
LANDER	422	121	595	182	567	184	430	197	365	172	310	126	294	128	396	158	442	162	450	195
STOREY	972	393	708	367	565	337	455	284	401	246	390	202	353	177	361	172	397	202	395	176
LINCOLN	542	188	512	226	450	228	397	221	255	165	265	172	287	180	282	143	396	188	325	191
MINERAL	546	241	523	216	519	268	440	258	329	196	327	179	297	197	342	175	328	170	319	161
EUREKA	292	69	374	107	258	67	241	71	179	72	159	76	161	73	187	73	252	88	287	89
ESMERALDA	200	90	259	111	332	103	250	107	166	66	197	98	209	127	255	171	231	127	232	146

The following chart shows the number of exempt and non-exempt transfers over the last ten years



## Reconciliation

Pursuant to NAC 375.400, County Recorders must provide the Department the following information each month:

- Total number of deeds subject to RPTT during the prior month;
- Total taxes collected during the prior month;
- Total number of exemptions granted by type of exemption;
- Such other information that may be useful in coordinating the collection and administration of the taxes (under this category, a line item on the report form for the total collection allowance that may be retained by the county, based on the General Fund taxes collected during the prior month and the school district portion for Clark County)

Pursuant to NRS 375.023(3), County Treasurers must remit a portion of the amounts collected to the State Controller for distribution to various accounts in the State books and records. Counties retain a portion of the amount collected. See “Distribution of Tax” above for a complete explanation of the distribution.

The Department prepares a quarterly reconciliation of the tax. The Department prepares a workpaper with the expected distribution of the funds per the Recorder’s Report. The expected collection allowance is reconciled to the collection allowance reported by the Recorder. The expected distributions to the State, including CTX, General Fund, Low Income Housing, and LGTA amounts, are compared with the State Controller’s records and the County Treasurer remittance reports. Any discrepancies are investigated and brought to the attention of the County Recorder, County Treasurer, or State Controller, as needed. The expected Clark County School District portion is reconciled to the school district amount reported by the Recorder.

At the end of the 2nd Quarter of fiscal year 2015, there are no outstanding issues related to the collection of tax. There were approximately five items that required adjustment<sup>16</sup> during the 1<sup>st</sup> quarter of fiscal year 2015. Of the five adjustments, one was a timing error from last quarter, one was an error due to a refund given in one month which was calculated in two months, and three are refunds issued pursuant to NRS 375.150, NRS 375.290, or NRS 375.310.

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<sup>16</sup> Net adjustments are 0.7% of the total reported amount and not considered material for the purposes of this report.

# ADMINISTRATION OF THE REAL PROPERTY TRANSFER TAX

## Authority and Oversight

The 20th Special Session of the Nevada State Legislature in 2003 instituted the passage of Senate Bill 8, which authorized an additional tax rate for the State General fund and gave the Department of Taxation administrative authority and oversight. The Department is required by NRS 375.019 to coordinate the collection and administration of the tax. The Nevada Tax Commission adopted regulations governing the Department's authority and oversight as well as the reporting of the Real Property Transfer Tax (RPTT) on March 1, 2004. Refer to NAC 375.400, 410, and 420.

## Calculation and Collection of the Tax

The RPTT was originally imposed in 1968. The tax rates were established in NRS 375.020. NRS 375.020 has been amended from time to time. The current rate is \$0.65 per \$500 of value, or fraction thereof, for counties whose population is less than 700,000. The base rate in all counties of \$0.65 is segregated between county revenue<sup>17</sup> (consolidated tax \$0.55) and State revenue<sup>18</sup> (low-income housing \$0.10). For any county whose population is 700,000 or more, the rate is \$1.25 per \$500 of value or fraction thereof. The only county eligible for the higher rate at the current time is Clark County. The additional \$0.60 per \$500 of value, or fraction thereof, imposed in Clark County is dedicated to the Clark County School District fund for capital projects.

The Local Government Tax Act (LGTA) of 1991 provides an optional tax levy, if county commissioners approve an ordinance to impose a Real Property Transfer Tax, of up to 10 cents for each \$500 of value or fraction thereof. Currently, only Churchill County and Washoe County impose an additional \$0.10 levy.

NRS 375.026, passed by the Legislature in 2003, provides for the imposition of an additional levy of \$0.05 per \$500 of value or fraction thereof. The taxes so levied are for use in the Plant Industry Program as required by NRS 561.355. To date, no counties have levied any taxes for this program.

Finally, NRS 375.023 provides for the imposition of \$1.30 per \$500 of value or fraction thereof for the State General Fund.

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<sup>17</sup> The County Revenue is based on \$0.55 per \$500 of value, or fraction thereof, and is part of the Consolidated Tax.

<sup>18</sup> The State Revenue is based on \$0.10 per \$500 of value, or fraction thereof, and is part of the low income housing program created pursuant to NRS 319.

The following table shows each component of RPTT and when it was implemented

Entity	Component Type	Effective Date	Rate (per \$500)	Total Rate
Churchill County	County (now Consolidated Tax)	1/1/1968	\$0.55	
	Low Income Housing	7/1/1991	\$0.10	
	LGTA	7/1/1991	\$0.10	
	State General Fund	10/1/2003	<u>\$1.30</u>	<b>\$2.05</b>
Clark County	County (now Consolidated Tax)	1/1/1968	\$0.55	
	School District	8/1/1977	\$0.60	
	Low Income Housing	7/1/1991	\$0.10	
	State General Fund	10/1/2003	<u>\$1.30</u>	<b>\$2.55</b>
Washoe County	County (now Consolidated Tax)	1/1/1968	\$0.55	
	Low Income Housing	7/1/1991	\$0.10	
	LGTA	7/1/1991	\$0.10	
	State General Fund	10/1/2003	<u>\$1.30</u>	<b>\$2.05</b>
All other counties	County (now Consolidated Tax)	1/1/1968	\$0.55	
	Low Income Housing	7/1/1991	\$0.10	
	State General Fund	10/1/2003	<u>\$1.30</u>	<b>\$1.95</b>

## Collection Allowance

Pursuant to NRS 375.023(4), counties are entitled to deduct and withhold a collection allowance for the cost of collecting the tax. Per the 2005 Legislative Session, all counties may deduct 1% of the State's portion of the taxes collected.

The collection allowance is retained by the county and deducted from the amount remitted to the State.

## Distribution of the Tax

All components of the Real Property Transfer Tax, net of the collection allowance, are transmitted to the State Controller, with two exceptions. The first exception is the Plant Industry Program. If and when any taxes are levied for the Plant Industry Program, they must be transmitted directly to the State Treasurer. The second exception is the school district component levied in Clark County, which is transmitted directly to the Clark County Treasurer for ultimate distribution to the School District.

NRS 375.070 requires the tax imposed by NRS 375.020 (the \$0.65 per \$500 of value or fraction thereof) to be transmitted to the State Controller at the end of each quarter. Some counties transmit on a monthly basis and in turn receive back a monthly distribution of the consolidated tax (CTX) component (the \$0.55 per \$500 or fraction thereof). The remaining Low-Income Housing component (\$0.10 per \$500 value or fraction thereof) is distributed to the State housing program.

The State Controller distributes the tax represented by the CTX component to the Local Government Tax Distribution Account, where it is combined with the proceeds of other taxes and becomes part of the Consolidated Tax distribution (CTX) administered by the Department of Taxation pursuant to NRS 360.660. The remaining \$0.10 of the \$0.65 is distributed by the State Controller to the account for Low-Income Housing, created pursuant to NRS 319.500.

The Real Property Transfer Taxes collected pursuant to the Local Government Tax Act (LGTA) are also transmitted to the State Controller and are distributed to the Intergovernmental Trust Fund which accrues interest. The real property transfer taxes are distributed back to the participating counties, along with the proceeds of other types of taxes collected pursuant to LGTA, by the Department of Taxation.

The taxes collected by counties on behalf of the State are distributed by the State Controller to the State General Fund. The taxes collected on behalf of the State, however, are required to be transmitted within 30 days after the end of the calendar quarter *during which the tax was collected*. (NRS 375.023(3)). For instance, taxes collected by the County Recorder in January must be remitted to the State Controller no later than April 30. Taxes collected in January may be remitted monthly as other components of the RPTT are transmitted, but cannot be remitted later than 30 days after the last day of the calendar quarter.

In all counties the County Treasurer or County Controller is currently responsible for transmitting the taxes to the State Controller, and the transmittal report must reflect the time period when the taxes were actually collected by the Recorder, not when the Treasurer or Controller received the monies from the Recorder. If the State conducts an audit, the period to be audited would be when the monies were first received from the taxpayer ("the collection period"). The collection period must balance to the transmittal reports.