



NEVADA DEPARTMENT OF TAXATION  
Division of Excise and Local Government Services

---

# REAL PROPERTY TRANSFER TAX

## 4<sup>th</sup> QUARTER FY 2022-2023 REPORT

April 1, 2023 to June 30, 2023

Including fiscal year-to-date results (July 1, 2022 to June 30, 2023)

---

Department of Taxation  
Division of Excise and Local Government Services  
3850 Arrowhead Dr., 2<sup>nd</sup> Floor.  
Carson City, NV 89706  
Phone 775.684.2200 • Fax 775.684.2020

Published: March 11, 2024

## Table of Contents

<b>RESULTS .....</b>	<b>1</b>
Background .....	1
Tax Totals .....	1
Distribution of Tax .....	3
Exemptions .....	7
Historical Trends .....	14
Reconciliation.....	20
<b>ADMINISTRATION OF THE REAL PROPERTY TRANSFER TAX .....</b>	<b>22</b>
Authority and Oversight .....	22
Calculation and Collection of the Tax .....	22
Collection Allowance.....	23
Distribution of the Tax .....	24

# 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 total tax<sup>5</sup> by County for the 4<sup>th</sup> Quarter (April 1, 2023 to June 30, 2023) of Fiscal Year 2022-2023 (FY22-23) and Fiscal Year to Date 2022-2023 (FYTD 22-23) (July 1, 2022 to June 30, 2023). Approximately 92.59% (~\$49.1 million) of the total tax (~\$53.02 million) for the 4<sup>th</sup> Quarter of FY22-23 relates to transactions in Clark and Washoe Counties. Approximately 92.46% (~\$191.8 million) of the total tax (~\$207.5 million) for FYTD 22-23 relates to transactions in Clark and Washoe Counties.

County	4 <sup>th</sup> Quarter Amount	4 <sup>th</sup> Quarter %	FYTD Amount	FYTD %
<b>Total</b>	<b>\$53,022,760</b>	<b>100.00%</b>	<b>\$207,464,222</b>	<b>100.00%</b>
Clark	\$41,066,195	77.45%	\$162,867,842	78.50%
Washoe	\$8,030,018	15.14%	\$28,949,887	13.95%
Douglas	\$1,152,830	2.17%	\$3,776,557	1.82%
Lyon	\$708,287	1.34%	\$2,548,408	1.23%
Nye	\$571,475	1.08%	\$1,967,593	0.95%
Carson City	\$457,893	0.86%	\$2,180,309	1.05%
Elko	\$373,027	0.70%	\$1,635,461	0.79%
Humboldt	\$199,349	0.38%	\$525,472	0.25%
Churchill	\$194,875	0.37%	\$1,061,160	0.51%
Storey	\$105,193	0.20%	\$1,350,155	0.65%
White Pine	\$38,308	0.07%	\$165,543	0.08%
Pershing	\$37,015	0.07%	\$137,801	0.07%
Lander	\$31,758	0.06%	\$97,814	0.05%
Lincoln	\$25,724	0.05%	\$95,798	0.05%
Eureka	\$16,078	0.03%	\$47,783	0.02%
Mineral	\$12,503	0.02%	\$40,626	0.02%
Esmeralda	\$2,233	0.00%	\$16,013	0.01%

<sup>1</sup> Per NRS 375.010(1)(b), a Deed essentially means any instrument that transfers an estate or present interest in real property, regardless of the name of the document, with certain exceptions.

<sup>2</sup> Non-taxable events (Exceptions) are listed in NRS 375.010(1)(b); Exemptions are listed in NRS 375.090.

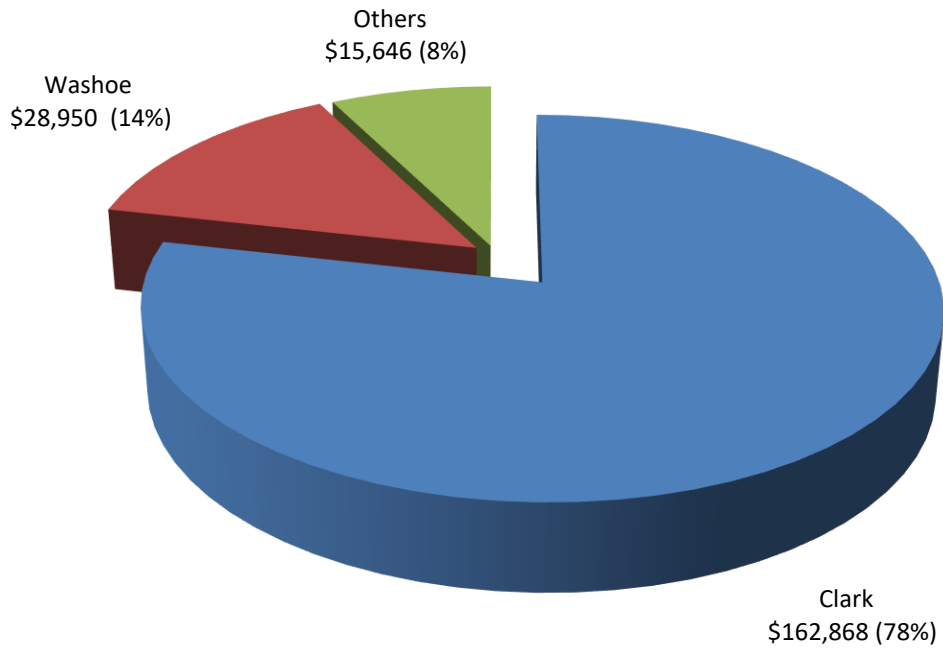
<sup>3</sup> See Table in the next section “Calculation and Collection of the Tax” for the rates and distribution in each County.

<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 rounded to the nearest whole dollar; minor adjustments for refunds or timing differences are excluded.

The total tax for FYTD 22-23 is depicted graphically below:

### FYTD 22-23 Real Property Transfer Tax (amounts in thousands)



Transactions in Washoe County and Clark County account for approximately 92.5% of the total Real Property Transfer Tax FYTD FY22-23. Transactions in the other 15 counties account for the remaining 7.5%. The total Real Property Transfer Tax Fiscal Year to Date is approximately \$207 million.

## Distribution of Tax

The following table shows the distribution of the tax for the 4<sup>th</sup> Quarter FY22-23 (April 1, 2023 to June 30, 2023). The “Level of Government” heading indicates where the tax is ultimately used.

<i>Level of Government</i>	<i>State</i>	<i>County</i>	<i>County</i>	<i>County</i>	<i>State</i>	<i>County</i>
	<b>General Fund<sup>6</sup></b>	<b>Collection Allowance<sup>7</sup></b>	<b>Consolidated Tax<sup>8</sup></b>	<b>School District<sup>9</sup></b>	<b>Low-Income Housing<sup>10</sup></b>	<b>Local Govt Tax Act<sup>11</sup></b>
Total	28,352,846	286,051	12,116,664	9,662,629	2,203,194	401,375
Clark	20,726,355	209,355	8,857,403	9,662,629	1,610,452	-
Washoe	5,041,245	50,589	2,154,454	-	391,865	391,865
Douglas	760,868	7,686	325,157	-	59,119	-
Lyon	467,469	4,722	199,773	-	36,322	-
Nye	377,173	3,810	161,185	-	29,306	-
Carson City	302,209	3,053	129,149	-	23,482	-
Elko	246,198	2,487	105,213	-	19,130	-
Humboldt	131,570	1,329	56,226	-	10,223	-
Churchill	122,343	1,228	52,285	-	9,510	9,510
Storey	69,427	701	29,670	-	5,394	-
White Pine	25,283	255	10,805	-	1,965	-
Pershing	24,430	247	10,440	-	1,898	-
Lander	20,960	212	8,957	-	1,629	-
Lincoln	16,978	172	7,256	-	1,319	-
Eureka	10,611	107	4,535	-	825	-
Mineral	8,252	83	3,527	-	641	-
Esmeralda	1,474	15	630	-	115	-

<sup>6</sup> Per NRS 375.023, the tax rate includes \$1.30 per \$500 of value or fraction thereof for the State General Fund. The amounts in the table are rounded to the next whole dollar and presented net of the Collection Allowance per NRS 375.023(4).

<sup>7</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>8</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 per NRS 375.070(1)(b).

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

<sup>10</sup> Ultimately distributed to the State account for Low-Income Housing, created pursuant to NRS 319.500. See Note 8.

<sup>11</sup> The Local Government Tax Act (LGTA) was passed in 1991 and can be found in the Special Acts section at the following link. <https://www.leg.state.nv.us/SpecialActs/59-LocalGovernmentTax1991.html>. See Section 32. 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 following table shows the distribution of the tax for the FYTD 22-23 (July 1, 2022, to June 30, 2023). The “Level of Government” heading indicates where the tax is ultimately used.

<i>Level of Government</i>	<i>State</i>	<i>County</i>	<i>County</i>	<i>County</i>	<i>State</i>	<i>County</i>
	<b>General Fund<sup>12</sup></b>	<b>Collection Allowance<sup>13</sup></b>	<b>Consolidated Tax<sup>14</sup></b>	<b>School District<sup>15</sup></b>	<b>Low-Income Housing<sup>16</sup></b>	<b>Local Govt Tax Act<sup>17</sup></b>
<b>Total</b>	<b>110,667,632</b>	<b>1,116,610</b>	<b>47,294,085</b>	<b>38,321,826</b>	<b>8,599,529</b>	<b>1,464,539</b>
Clark	82,200,377	830,300	35,128,313	38,321,826	6,387,025	-
Washoe	18,174,739	182,384	7,767,255	-	1,412,754	1,412,754
Douglas	2,492,528	25,178	1,065,182	-	193,669	-
Lyon	1,681,949	16,990	718,781	-	130,687	-
Carson City	1,439,004	14,536	614,958	-	111,811	-
Nye	1,298,611	13,118	554,962	-	100,902	-
Elko	1,079,404	10,904	461,283	-	83,870	-
Storey	891,102	9,001	380,812	-	69,239	-
Churchill	666,196	6,685	284,709	-	51,785	51,785
Humboldt	346,812	3,503	148,210	-	26,947	-
White Pine	109,259	1,104	46,692	-	8,489	-
Pershing	90,948	919	38,867	-	7,067	-
Lincoln	64,557	652	27,589	-	5,016	-
Lander	63,226	639	27,020	-	4,913	-
Eureka	31,537	319	13,477	-	2,450	-
Mineral	26,813	271	11,459	-	2,083	-
Esmeralda	10,569	107	4,517	-	821	-

<sup>12</sup> Per NRS 375.023, the tax rate includes \$1.30 per \$500 of value or fraction thereof for the State General Fund. The amounts in the table are rounded to the next whole dollar and presented net of the Collection Allowance per NRS 375.023(4).

<sup>13</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>14</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 per NRS 375.070(1)(b).

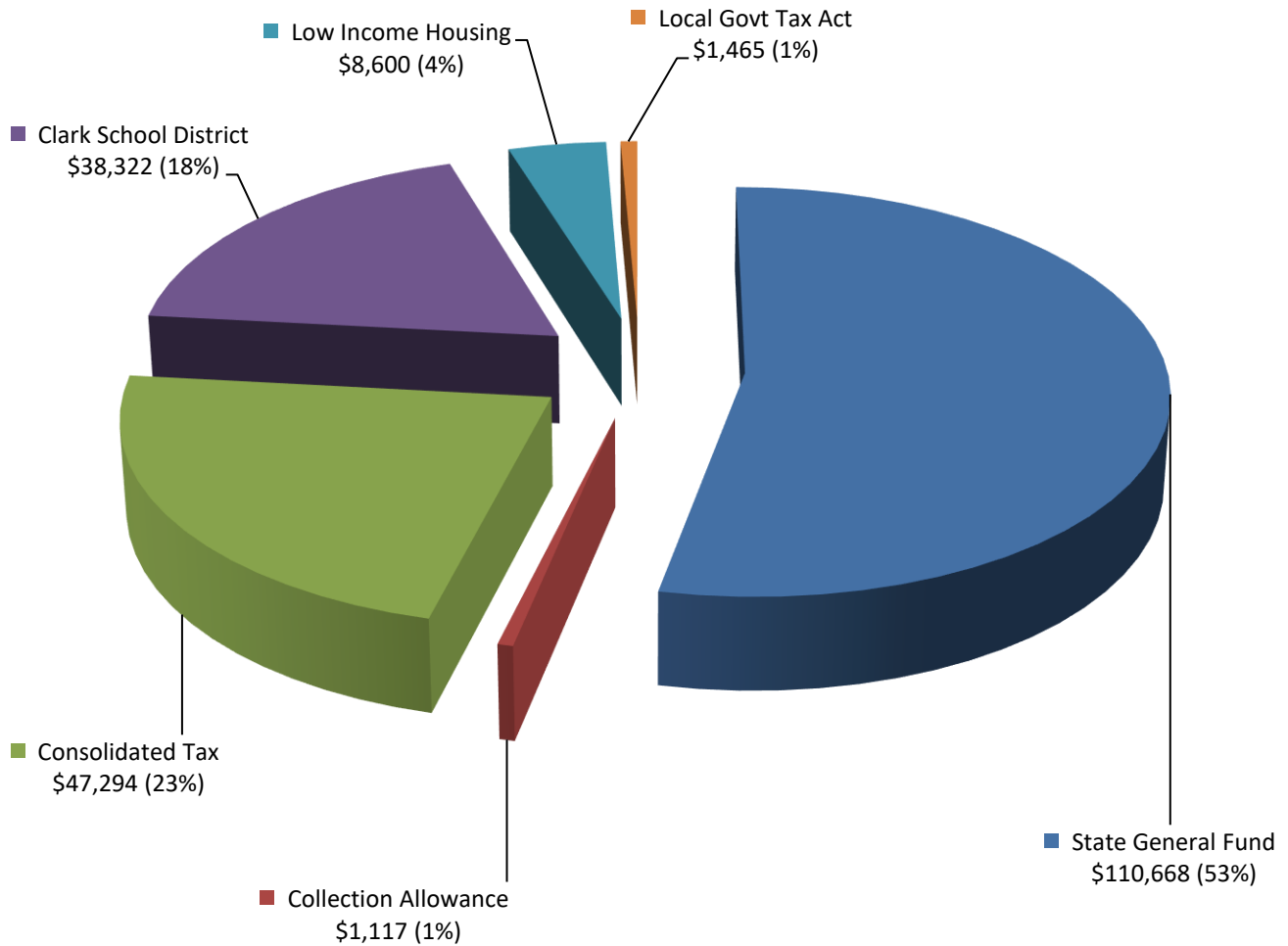
<sup>15</sup> Ultimately distributed to the County School District. See previous note.

<sup>16</sup> Ultimately distributed to the State account for Low-Income Housing, created pursuant to NRS 319.500. See Note 8.

<sup>17</sup> The Local Government Tax Act (LGTA) was passed in 1991 and can be found in the Special Acts section at the following link. <https://www.leg.state.nv.us/SpecialActs/59-LocalGovernmentTax1991.html>. See Section 32. 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.

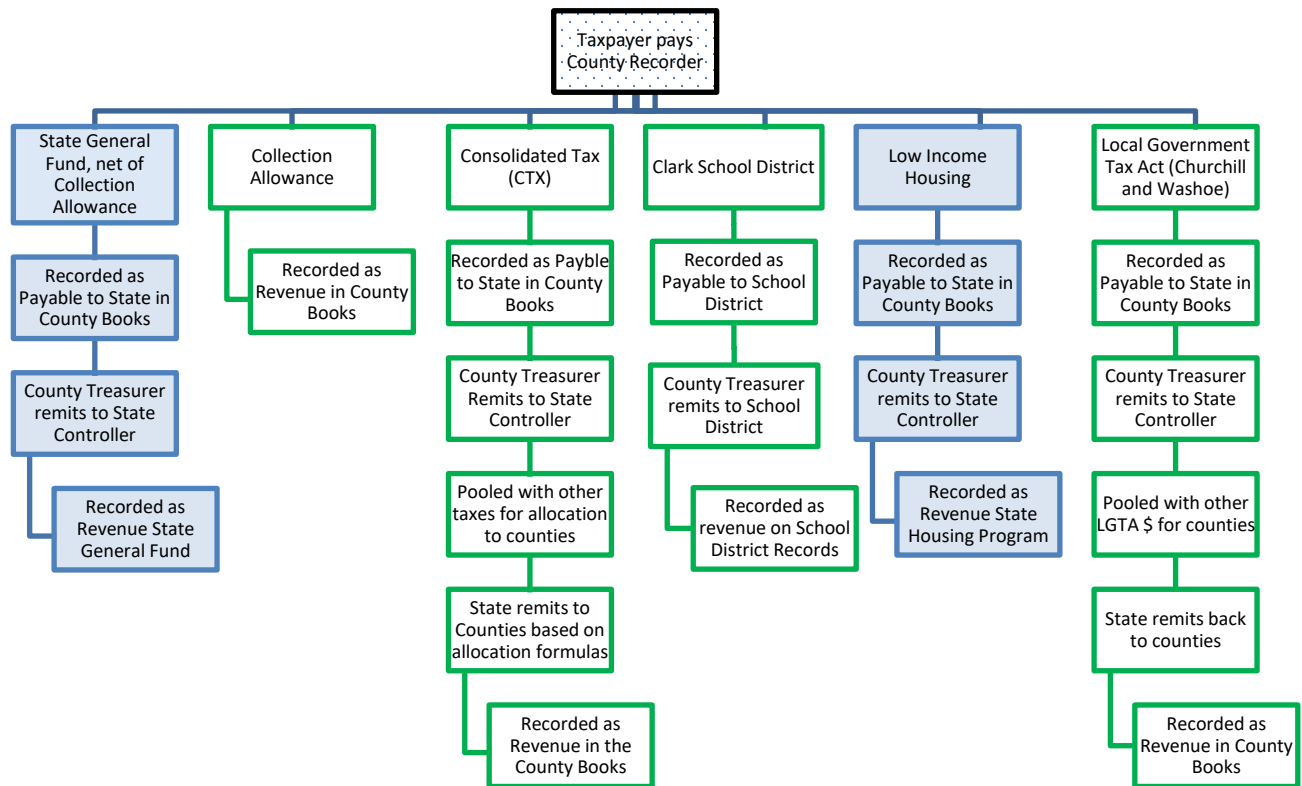
The distribution of the tax for FY22-23 is depicted graphically as follows:

### FYTD 22-23 Tax Distribution (amounts in thousands)



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 tables and graph on the prior three pages for amounts distributed per the above flowchart for FY22-23.



# Exemptions

The total number of deeds filed with the County Recorders for the 4<sup>th</sup> Quarter of FY22-23 (April 1, 2023 to June 30, 2023) and for FYTD 22-23 (July 1, 2022 to June 30, 2023) 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](#).
14. A transfer to a library foundation. As used in this subsection, “library foundation” has the meaning ascribed to it in [NRS 379.0056](#).  
(Added to NRS by [1967, 1761](#); A [1969, 569](#); [1971, 246](#); [1985, 862, 2046](#); [1991, 1123, 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](#); [2017, 525](#))

Number of Exemptions for the 4<sup>th</sup> Quarter of FY22-23, together with calculation of the ratio of the number of transfers (exempt and non-exempt) in each County to the number of transfers statewide, the ratio of the number of exempt transfers to the total (exempt and non-exempt) transfers in each County, and the percentage of transfers qualified for exemption in each County are shown in the following table. The table is sorted by Total Transfers in descending order. Due to rounding, slight variations in percentages may occur.

County	% of Total Transfers	Total Transfers	Exempt Transfers	% of Total Exemptions	% of Transfers Exempted
<b>Total</b>	<b>100.00%</b>	<b>55,107</b>	<b>17,133</b>	<b>100.00%</b>	<b>31.09%</b>
Clark	79.10%	43,591	11,996	70.02%	27.52%
Washoe	8.62%	4,752	2,317	13.52%	48.76%
Nye	3.10%	1,709	587	3.43%	34.35%
Douglas	2.01%	1,110	433	2.53%	39.01%
Elko	1.76%	969	324	1.89%	33.44%
Lyon	1.70%	935	388	2.26%	41.50%
Carson City	0.89%	490	257	1.50%	52.45%
Humboldt	0.75%	415	224	1.31%	53.98%
Churchill	0.59%	323	166	0.97%	51.39%
Pershing	0.34%	187	98	0.57%	52.41%
White Pine	0.33%	184	117	0.68%	63.59%
Storey	0.17%	91	40	0.23%	43.96%
Mineral	0.16%	87	52	0.30%	59.77%
Lincoln	0.13%	71	42	0.25%	59.15%
Lander	0.13%	69	33	0.19%	47.83%
Eureka	0.12%	66	19	0.11%	28.79%
Esmeralda	0.11%	58	40	0.23%	68.97%

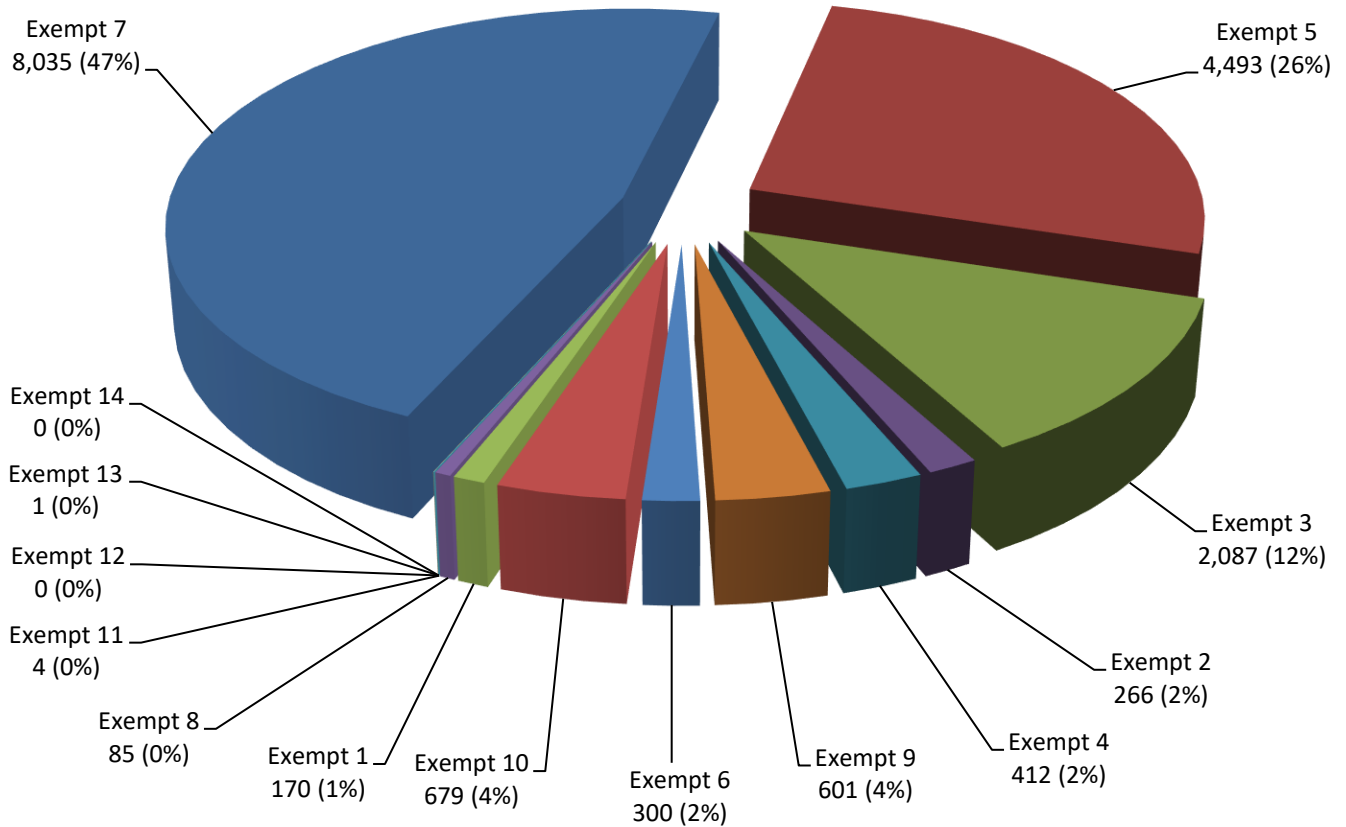
For the 4<sup>th</sup> Quarter of FY22-23, per the tables under the heading “Tax Totals,” transactions in Clark County and Washoe County account for 92.59% of the tax dollars. The above table indicates that transactions in Clark County and Washoe County account for 87.73% of the total number of transfers. Transactions in the other 15 counties account for 12.27% of the total number of transfers.

Additional information about the number of transfers qualified for each exemption (e.g. 1= exemption per [NRS 375.090\(1\)](#)) is also shown in the table for 4<sup>th</sup> Quarter of FY22-23. The table is sorted by total exempt transfers in descending order.

County		EXEMPTION													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>Total</b>	<b>17,133</b>	<b>170</b>	<b>266</b>	<b>2,087</b>	<b>412</b>	<b>4,493</b>	<b>300</b>	<b>8,035</b>	<b>85</b>	<b>601</b>	<b>679</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>
Clark	<b>11,996</b>	114	85	1,387	297	3,490	192	5,613	4	437	375	1	0	1	0
Washoe	<b>2,317</b>	16	25	230	47	398	55	1,341	3	91	111	0	0	0	0
Nye	<b>587</b>	4	15	92	12	153	7	241	9	7	47	0	0	0	0
Douglas	<b>433</b>	5	5	62	6	58	9	252	2	6	28	0	0	0	0
Lyon	<b>388</b>	10	6	52	12	101	5	161	2	13	26	0	0	0	0
Elko	<b>324</b>	2	0	64	8	75	11	114	15	6	29	0	0	0	0
Carson City	<b>257</b>	0	2	39	8	39	4	137	0	11	17	0	0	0	0
Humboldt	<b>224</b>	3	75	38	2	49	4	26	6	7	14	0	0	0	0
Churchill	<b>166</b>	4	30	30	6	36	5	38	2	1	14	0	0	0	0
White Pine	<b>117</b>	6	19	27	2	15	1	28	1	14	4	0	0	0	0
Pershing	<b>98</b>	3	0	25	2	28	2	23	7	4	4	0	0	0	0
Mineral	<b>52</b>	0	0	7	4	17	2	12	7	0	3	0	0	0	0
Lincoln	<b>42</b>	0	3	4	3	10	0	16	2	1	0	3	0	0	0
Storey	<b>40</b>	2	0	14	1	6	0	13	0	1	3	0	0	0	0
Esmeralda	<b>40</b>	0	0	12	1	5	0	9	12	0	1	0	0	0	0
Lander	<b>33</b>	1	0	4	1	9	3	7	5	2	1	0	0	0	0
Eureka	<b>19</b>	0	1	0	0	4	0	4	8	0	2	0	0	0	0

The following chart shows the number of exemptions by category for the 4<sup>th</sup> Quarter of FY22-23.

### Number of Exempt Transfers by Transfer Type 4<sup>th</sup> Quarter FY22-23



Number of Exemptions for FYTD 22-23, together with calculation of the ratio of the number of transfers (exempt and non-exempt) in each County to the number of transfers statewide, the ratio of the number of exempt transfers to the total (exempt and non-exempt) transfers in each County, and the percentage of transfers qualified for exemption in each County are shown in the following table. The table is sorted by Total Transfers in descending order. Due to rounding, slight variations in percentages may occur.

County	% of Total Transfers	Total Transfers	Exempt Transfers	% of Total Exemptions	% of Transfers Exempted
<b>Total</b>	<b>100.00%</b>	<b>194,838</b>	<b>66,322</b>	<b>100.00%</b>	<b>34.04%</b>
Clark	77.92%	151,822	46,412	69.98%	30.57%
Washoe	9.47%	18,445	9,110	13.74%	49.39%
Nye	3.19%	6,220	2,448	3.69%	39.36%
Douglas	1.92%	3,745	1,524	2.30%	40.69%
Lyon	1.78%	3,475	1,634	2.46%	47.02%
Elko	1.77%	3,456	1,317	1.99%	38.11%
Carson City	0.97%	1,883	961	1.45%	51.04%
Humboldt	0.66%	1,284	663	1.00%	51.64%
Churchill	0.63%	1,236	618	0.93%	50.00%
Pershing	0.34%	659	311	0.47%	47.19%
White Pine	0.33%	642	350	0.53%	54.52%
Storey	0.21%	408	207	0.31%	50.74%
Lincoln	0.19%	370	196	0.30%	52.97%
Lander	0.19%	363	150	0.23%	41.32%
Mineral	0.16%	317	179	0.27%	56.47%
Esmeralda	0.15%	291	169	0.25%	58.08%
Eureka	0.11%	222	73	0.11%	32.88%

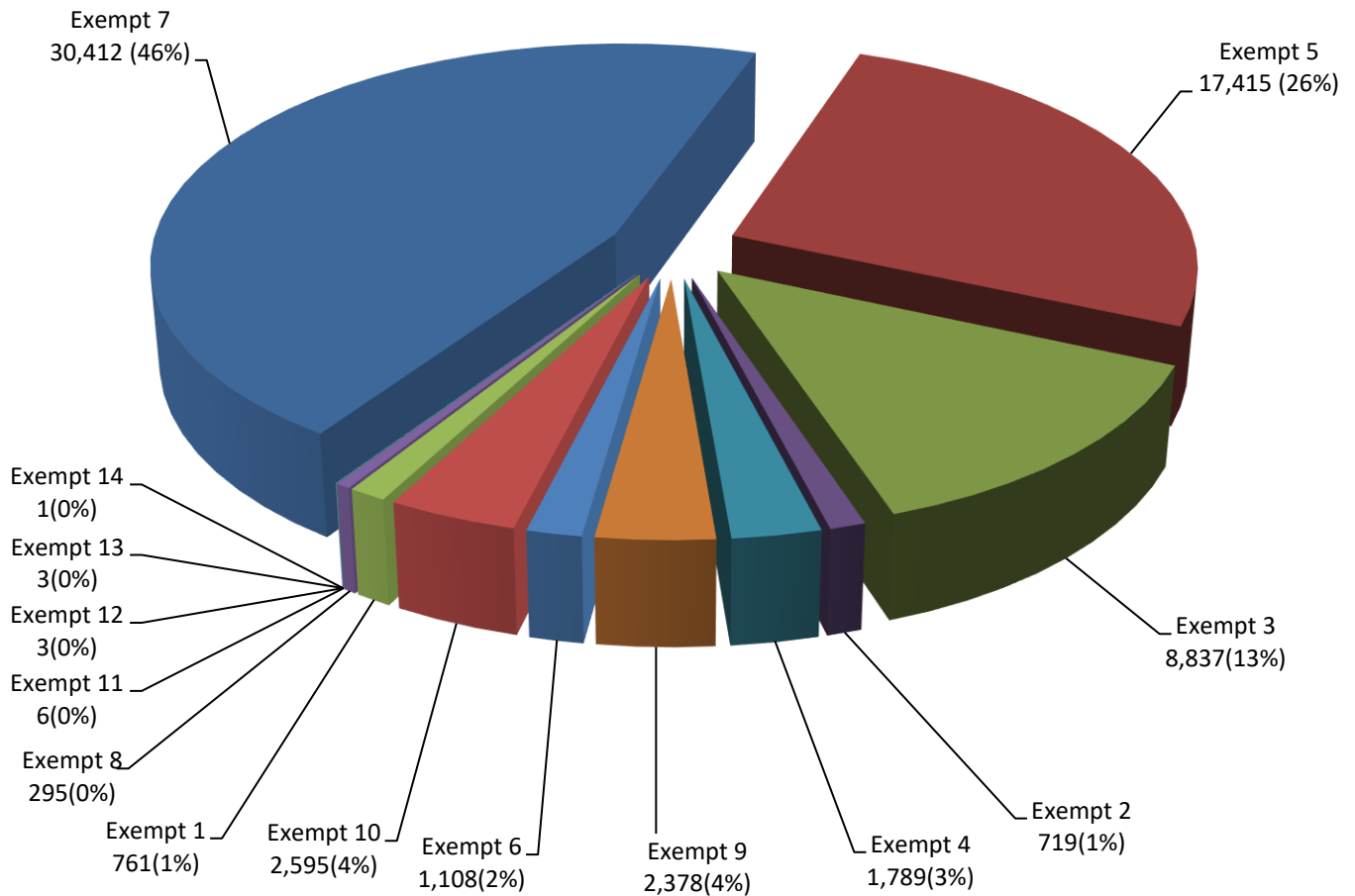
For FYTD 22-23, per the tables under the heading “Tax Totals,” transactions in Clark County and Washoe County account for 92.46% of the tax dollars. The above table indicates that transactions in Clark County and Washoe County account for 87.4% of the total number of transfers. Transactions in the other 15 counties account for 12.6% the total number of transfers.

Additional information about the number of transfers qualified for each exemption (e.g. 1= exemption per [NRS 375.090\(1\)](#)) is shown in the table below for FYTD 22-23. The table is sorted by total exempt transfers in descending order.

County		EXEMPTION													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
<b>Total</b>	<b>66,322</b>	<b>761</b>	<b>719</b>	<b>8,837</b>	<b>1,789</b>	<b>17,415</b>	<b>1,108</b>	<b>30,412</b>	<b>295</b>	<b>2,378</b>	<b>2,595</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>1</b>
Clark	<b>46,412</b>	563	337	5,732	1,293	13,374	700	21,176	7	1,848	1,376	1	2	2	1
Washoe	<b>9,110</b>	80	125	1,201	183	1,585	190	5,024	3	275	442	0	1	1	0
Nye	<b>2,448</b>	14	43	388	62	701	26	934	37	39	202	2	0	0	0
Lyon	<b>1,634</b>	19	28	299	60	393	23	667	4	43	98	0	0	0	0
Douglas	<b>1,524</b>	9	11	235	21	179	34	911	4	28	92	0	0	0	0
Elko	<b>1,317</b>	13	10	240	41	358	51	432	42	40	90	0	0	0	0
Carson City	<b>961</b>	8	4	116	38	155	17	522	0	27	74	0	0	0	0
Humboldt	<b>663</b>	5	79	158	18	148	20	128	18	15	74	0	0	0	0
Churchill	<b>618</b>	8	38	128	23	125	17	196	3	12	68	0	0	0	0
White Pine	<b>350</b>	19	25	90	4	96	8	69	9	16	14	0	0	0	0
Pershing	<b>311</b>	10	1	87	7	77	5	73	28	8	15	0	0	0	0
Storey	<b>207</b>	11	1	52	6	39	1	84	1	2	10	0	0	0	0
Lincoln	<b>196</b>	0	7	28	6	56	2	64	6	13	11	3	0	0	0
Mineral	<b>179</b>	0	1	34	8	56	9	39	15	4	13	0	0	0	0
Esmeralda	<b>169</b>	0	0	24	12	18	0	36	75	0	4	0	0	0	0
Lander	<b>150</b>	1	6	19	5	36	4	43	25	6	5	0	0	0	0
Eureka	<b>73</b>	1	3	6	2	19	1	14	18	2	7	0	0	0	0

The following chart shows the number of exemptions by category for FYTD 22-23.

### Number of Exempt Transfers by Transfer Type FYTD 22-23



## Historical Trends

The following table shows the tax for the last ten fiscal years<sup>18</sup> sorted by FY22-23 total.

	FY13-14	FY14-15	FY15-16 <sup>19</sup>	FY16-17	FY17-18 <sup>20</sup>	FY18-19	FY19-20 <sup>21</sup>	FY20-21	FY21-22	FY22-23
<b>Total</b>	<b>\$113,251,556</b>	<b>\$120,225,323</b>	<b>\$142,627,333</b>	<b>\$157,638,265</b>	<b>\$193,357,159</b>	<b>\$189,963,923</b>	<b>\$187,617,124</b>	<b>\$248,612,821</b>	<b>\$334,591,153</b>	<b>\$207,464,222</b>
Clark	90,636,710	94,168,621	112,929,909	123,714,132	151,322,638	150,622,372	145,736,284	185,035,923	267,409,759	162,867,842
Washoe	14,885,138	17,482,779	20,744,198	23,367,835	28,364,200	25,785,706	27,285,908	42,671,882	44,500,103	28,949,887
Douglas	2,508,010	2,507,452	2,651,994	2,955,354	3,631,228	3,726,035	3,790,903	7,619,409	5,742,284	3,776,557
Lyon	1,366,254	1,407,089	1,573,053	1,730,024	2,530,900	2,721,012	2,320,851	3,663,768	4,103,284	2,548,408
Carson City	1,022,137	1,118,584	1,268,477	1,919,884	2,112,373	1,845,819	2,099,333	3,081,959	3,457,627	2,180,309
Nye	620,381	655,241	891,566	1,220,425	1,425,041	1,667,724	1,576,696	2,065,619	2,994,560	1,967,593
Elko	983,364	1,039,336	995,750	1,156,171	1,344,747	1,454,471	1,904,937	1,791,406	2,657,628	1,635,461
Storey	207,377	495,856	217,955	345,655	1,096,290	453,107	470,215	484,425	958,173	1,350,155
Churchill	264,391	326,661	453,173	513,839	624,793	707,361	718,439	828,460	1,104,722	1,061,160
Humboldt	331,245	444,300	316,017	300,247	322,663	417,862	721,917	628,692	707,088	525,472
White Pine	111,665	101,031	174,396	113,416	123,593	200,111	148,321	166,471	300,169	165,543
Pershing	61,207	162,806	86,219	71,805	140,985	100,866	230,385	176,519	129,698	137,801
Lander	79,067	136,217	94,953	72,288	97,209	89,174	189,372	150,392	183,680	97,814
Lincoln	42,099	115,797	90,784	78,564	75,584	75,943	78,983	128,450	130,295	95,798
Eureka	32,366	29,782	74,857	37,857	75,972	32,175	308,586	31,044	96,305	47,783
Mineral	28,049	26,947	58,026	26,902	41,449	37,001	28,468	51,855	77,263	40,626
Esmeralda	72,099	6,823	6,004	13,866	27,495	27,185	7,525	36,547	38,514	16,013

<sup>18</sup> Amounts in table are calculated from Recorders Monthly Report; minor adjustments for refunds and timing differences are excluded.

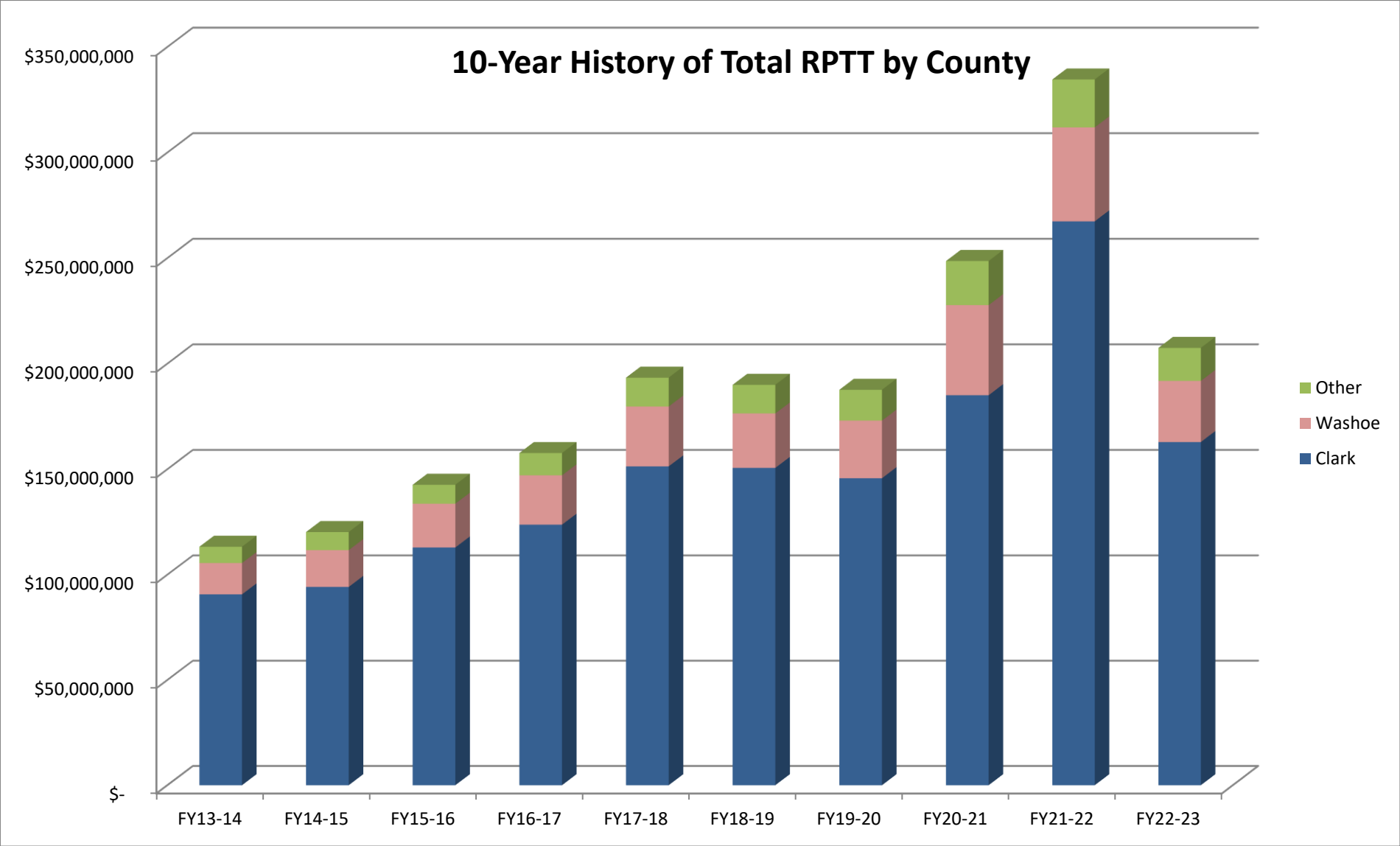
<sup>19</sup> Total Amount varies from prior year's Annual Report due to corrections made in Clark, Washoe, Douglas, and Nye Counties.

<sup>20</sup> Total Amount varies from last year's Annual Report due to inclusion of Esmeralda County's RPTT collections for April-June 2018.

<sup>21</sup> Total Amount varies from last year's Annual Report due to inclusion of Carson City's amended RPTT collections for April 2020.



Historical Trends depicted graphically as follows.



The following table shows the distribution of the tax over the last ten fiscal years<sup>22</sup> sorted by FY22-23 total.

	<b>FY13-14</b>	<b>FY14-15<sup>23</sup></b>	<b>FY15-16<sup>24</sup></b>	<b>FY16-17</b>	<b>FY17-18<sup>25</sup></b>	<b>FY18-19</b>	<b>FY19-20<sup>26</sup></b>	<b>FY20-21</b>	<b>FY21-22</b>	<b>FY22-23</b>
<b>Total</b>	<b>\$113,251,556</b>	<b>\$120,225,323</b>	<b>\$142,627,333</b>	<b>\$157,638,265</b>	<b>\$193,357,159</b>	<b>\$189,963,923</b>	<b>\$187,617,124</b>	<b>\$248,612,821</b>	<b>\$334,591,153</b>	<b>\$207,464,222</b>
NV General Fund	\$60,182,938	\$64,151,427	\$75,914,147	\$84,060,203	\$103,182,782	\$101,132,362	\$100,293,591	\$133,948,782	\$177,834,554	\$110,667,632
Consolidated Tax	\$25,719,204	\$27,415,274	\$32,442,104	\$35,923,345	\$44,095,426	\$43,219,155	\$42,860,721	\$57,243,413	\$75,998,009	\$47,294,085
Clark School Dist.	\$21,326,285	\$22,157,312	\$26,571,730	\$29,109,193	\$35,605,309	\$35,440,540	\$34,290,873	\$43,537,842	\$62,919,912	\$38,321,826
Low Income Housing	\$4,676,219	\$4,984,953	\$5,898,991	\$6,531,996	\$8,017,932	\$7,858,565	\$7,793,421	\$10,408,751	\$13,818,746	\$8,599,529
Local Gov't Tax Act	\$739,001	\$869,101	\$1,034,432	\$1,165,426	\$1,414,663	\$1,292,862	\$1,366,612	\$2,122,817	\$2,225,515	\$1,464,539
Collection Allowance	\$607,908	\$647,256	\$765,930	\$848,102	\$1,041,048	\$1,020,440	\$1,011,906	\$1,351,216	\$1,794,416	\$1,116,610

<sup>22</sup> Amounts in table are calculated from Recorder's Monthly Report; minor adjustments for refunds and timing differences are excluded. Each fiscal year's Tax Totals and Total Distribution are now consistent in amounts (without variance) due to revision in the rounding of approximate Effective Tax Rates up to six (6) digits.

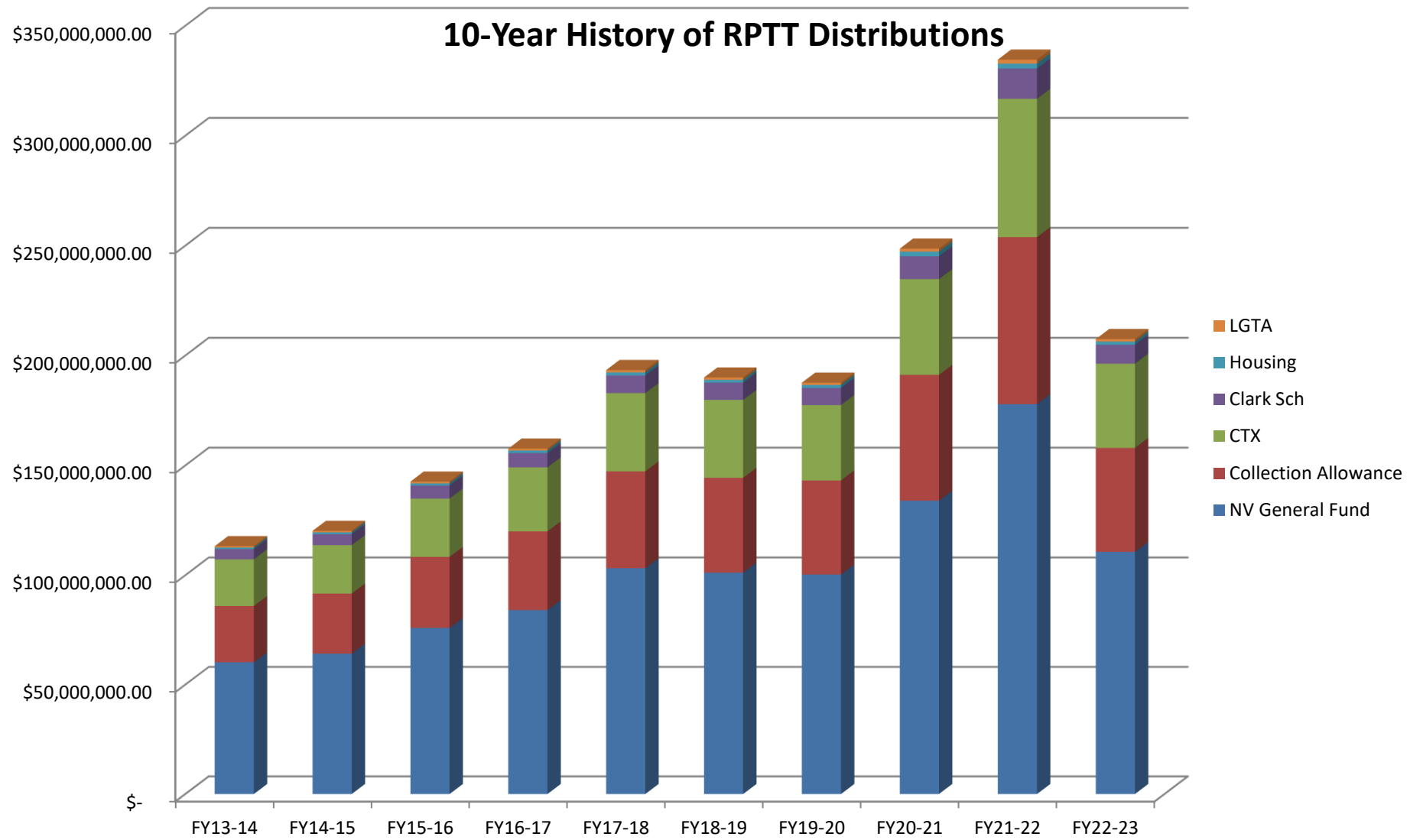
<sup>23</sup> Total Amount varies from prior year's Annual Report due to correction of the amounts distributed to each fund.

<sup>24</sup> Total Amount and distributions vary from prior year's Annual Report due to corrections made in Clark, Washoe, Douglas, and Nye Counties.

<sup>25</sup> Total Amount varies from last year's Annual Report due to inclusion of Esmeralda County's RPTT collections for April-June 2018.

<sup>26</sup> Total Amount varies from last year's Annual Report due to inclusion of Carson City's amended RPTT collections for April 2020.

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



The following table shows the total number of transfers and the exempt transfers over the last ten years sorted by the FY22-23 total transfers.

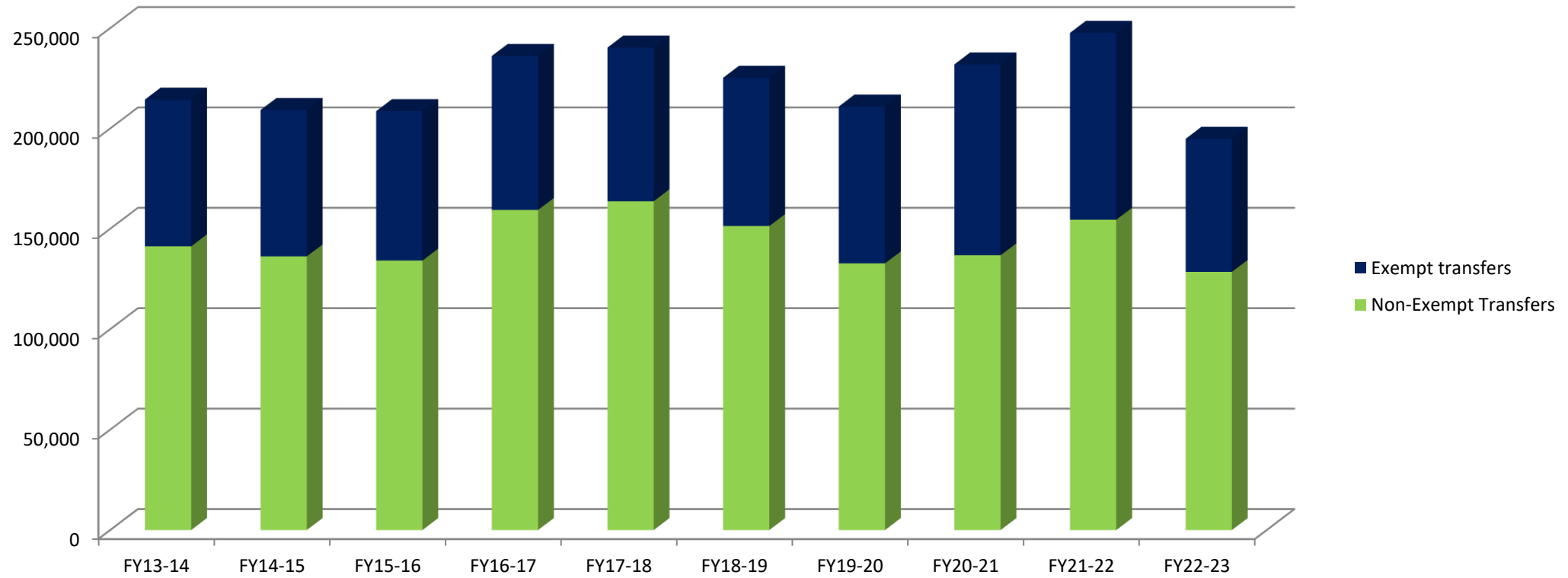
	FY13-14		FY14-15		FY15-16		FY16-17		FY17-18 <sup>27</sup>		FY18-19		FY19-20 <sup>28</sup>		FY20-21		FY21-22		FY22-23	
	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Total Trans	Exempt Trans
<b>Total</b>	<b>214,375</b>	<b>73,122</b>	<b>209,178</b>	<b>72,933</b>	<b>208,612</b>	<b>74,463</b>	<b>236,102</b>	<b>76,721</b>	<b>240,299</b>	<b>76,569</b>	<b>225,218</b>	<b>73,840</b>	<b>210,910</b>	<b>78,158</b>	<b>231,896</b>	<b>95,088</b>	<b>247,613</b>	<b>93,112</b>	<b>194,838</b>	<b>66,322</b>
Clark	165,692	52,051	159,886	51,293	158,614	52,257	184,635	54,363	187,734	54,313	175,000	52,430	160,813	55,094	169,388	67,072	188,389	66,058	151,822	46,412
Washoe	23,701	10,329	22,964	10,588	24,352	11,138	24,966	11,172	25,244	11,140	22,831	10,321	23,636	11,629	29,369	14,437	26,992	13,165	18,445	9,110
Nye	4,051	2,053	5,390	2,253	4,982	2,190	5,073	2,287	5,745	2,448	5,592	2,235	5,162	2,345	7,685	2,750	7,262	3,019	6,220	2,448
Douglas	6,524	1,921	6,268	2,068	5,801	1,934	5,665	1,815	5,093	1,702	5,327	1,948	4,976	1,923	5,495	2,320	5,520	2,209	3,745	1,524
Lyon	3,417	1,458	3,773	1,543	3,602	1,587	3,959	1,700	4,451	1,864	4,275	1,710	3,974	1,639	5,159	2,151	5,055	2,242	3,475	1,634
Elko	3,067	1,318	2,998	1,174	3,127	1,253	3,332	1,268	3,539	1,287	3,374	1,182	3,563	1,322	4,352	1,434	4,142	1,512	3,456	1,317
Carson City	2,134	1,092	2,203	1,142	2,329	1,167	2,617	1,309	2,497	1,136	2,389	1,165	2,530	1,258	2,969	1,562	2,869	1,427	1,883	961
Humboldt	1,162	552	1,131	570	1,085	537	1,224	597	1,342	651	1,313	599	1,386	687	1,650	689	1,613	790	1,284	663
Churchill	1,308	752	1,263	685	1,338	686	1,349	621	1,313	587	1,389	611	1,376	634	1,582	765	1,620	822	1,236	618
Pershing	716	283	777	320	662	315	689	267	715	250	1,030	351	849	316	1,035	394	840	346	659	311
White Pine	595	355	556	328	664	382	592	290	596	281	640	302	641	322	715	312	810	402	642	350
Storey	395	176	435	184	428	222	423	205	532	250	489	258	385	219	561	297	572	258	408	207
Lincoln	325	191	394	246	436	217	355	193	329	139	377	185	429	206	515	235	484	226	370	196
Lander	450	195	414	189	409	172	386	188	336	145	330	149	381	173	460	209	416	180	363	150
Mineral	319	161	301	166	342	157	353	195	274	117	321	149	244	132	345	144	493	212	317	179
Esmeralda	232	146	219	113	230	142	264	152	332	172	260	151	226	136	279	170	280	154	291	169
Eureka	287	89	206	71	211	107	220	99	227	87	281	94	339	123	337	147	256	90	222	73

<sup>27</sup> Totals of Real Property Transfers and Exempt deeds varies from last year's Annual Report due to inclusion of Esmeralda County's data for April-June 2018.

<sup>28</sup> Totals of Real Property Transfers and Exempt deeds varies from last year's Annual Report due to inclusion of Carson City's amended RPTT collections for April 2020.

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

### 10-Year History of RPTT Exempt and Non-Exempt Transfers Amount = Number of Transfers



## Reconciliation

Pursuant to NAC 375.400, County Recorders must provide the Department with 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.

During the Department’s reconciliation minor differences between the Recorder monthly reports and the State reports are investigated, documented, and resolved. Most differences are “timing differences” between periods that do not impact total tax. Occasionally, there are permanent differences such as refunds to taxpayers pursuant to NRS 375.150, NRS 375.290, NRS 375.310 or calculation errors which may impact total tax. Differences amounted to less than 0.05% of the total reported amount and are not considered material for purposes of this report, except as noted below.

Carson City had distribution discrepancies in FY20 -21 and FY21-22 which have been resolved as of the 4<sup>th</sup> Quarter FY22-23 Report date.

Esmeralda County had distribution discrepancies in FY20-21 and FY21-22 which remain uncorrected as of the 4<sup>th</sup> Quarter FY22-23 RPTT report. For the 1<sup>st</sup> Quarter FY22-23, the expected RPTT revenue transfer from Esmeralda County to the State in October 2022, for portions of the amounts collected in the 1<sup>st</sup> Quarter FY22-23 was \$5,605.69 per County Recorder’s monthly RPTT reports for July, August, and September. The actual RPTT revenue transfer by the County Treasurer in October 2022 was \$5,257.11, which was \$348.58 less than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, and Low-Income Housing. The distribution discrepancies for the 1<sup>st</sup> Quarter FY22-23 were corrected as of the 2<sup>nd</sup> Quarter FY22-23.

For the 1<sup>st</sup> Quarter FY22-23, the expected RPTT revenue transfer from Mineral County to the State in October 2022, for portions of the amounts collected in the 1<sup>st</sup> Quarter FY22-23 was \$11,137.74 per County Recorder’s monthly RPTT reports for July, August, and September. The actual RPTT revenue transfer by the County Treasurer in October 2022 was \$11,373.26, which was \$235.52 more than expected. In addition, the RPTT revenue received were improperly distributed to the General Fund. This distribution discrepancy was

corrected in the 2<sup>nd</sup> Quarter FY22-23 RPTT report.

For the 1<sup>st</sup> Quarter FY22-23, the expected RPTT revenue transfer from Storey County to the State in October 2022, for portions of the amounts collected in the 1<sup>st</sup> Quarter FY22-23 was \$301,279.02 per County Recorder's monthly RPTT reports for July, August, and September. The actual RPTT revenue transfer by the County Treasurer in October 2022 was \$0.00, which was \$301,279.02 less than expected. The quarterly revenue transfer from Storey County of \$301,279.02 was received by the State Controller's office on November 22, 2022, after the issue date of the 1<sup>st</sup> Quarter FY22-23 RPTT report.

For the 2<sup>nd</sup> Quarter FY22-23, the expected RPTT revenue transfer from Storey County to the State in January 2022, for portions of the amounts collected in the 2<sup>nd</sup> Quarter Fy22-23 was \$489,108.00. The actual RPTT revenue transfer by County Treasurer in January 2023 was \$529,108, which was \$40,000.00 more than expected. Storey County reviewed the supporting documentation and they corrected the discrepancy.

# 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>29</sup> (consolidated tax \$0.55) and State revenue<sup>30</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 \$0.10 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.

---

<sup>29</sup> The County Revenue is based on \$0.55 per \$500 of value, or fraction thereof, and is part of the Consolidated Tax.

<sup>30</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.

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

## 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 of 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.