



NEVADA DEPARTMENT OF TAXATION
Division of Excise and Local Government Services

REAL PROPERTY TRANSFER TAX

1st QUARTER FY 2025-2026 REPORT

July 1, 2025 to September 30, 2025

Department of Taxation
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RESULTS

Background

The Real Property Transfer Tax (RPTT) is collected in each county when deeds¹ are presented for recording, with some exceptions². Tax rates vary in each county³ and range from \$1.95 to \$2.55 per \$500 of value⁴ 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 tax⁵ by county for the 1st Quarter (July 1, 2025 to September 30, 2025) of Fiscal Year 2025-2026 (FY25-26) and Fiscal Year to Date 2025-2026 (FYTD 25-26) (July 1, 2025 to June 30, 2026). Approximately 91.53% (\$51,598,495) of the total tax (\$56,371,442 Million) for the 1st Quarter of FY25-26 relates to transactions in Clark County and Washoe County. Please refer to pages 16 and 17 of this report for details on discrepancies in Esmeralda County, Mineral County, Lyon County, and Washoe County.

County	Total Tax Collected	% of Total Tax
Total	\$ 56,371,442	100.00%
CLARK	43,438,253	77.06%
WASHOE	8,160,242	14.48%
DOUGLAS	1,523,911	2.70%
LYON	788,541	1.40%
CARSON CITY	641,511	1.14%
NYE	557,187	0.99%
ELKO	514,403	0.91%
CHURCHILL	268,458	0.48%
HUMBOLDT	166,200	0.29%
STOREY	125,939	0.22%
WHITE PINE	54,867	0.10%
LINCOLN	38,421	0.07%
PERSHING	34,090	0.06%
LANDER	32,871	0.06%
MINERAL	12,162	0.02%
ESMERALDA	10,331	0.02%
EUREKA	4,054	0.01%

¹ 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.

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

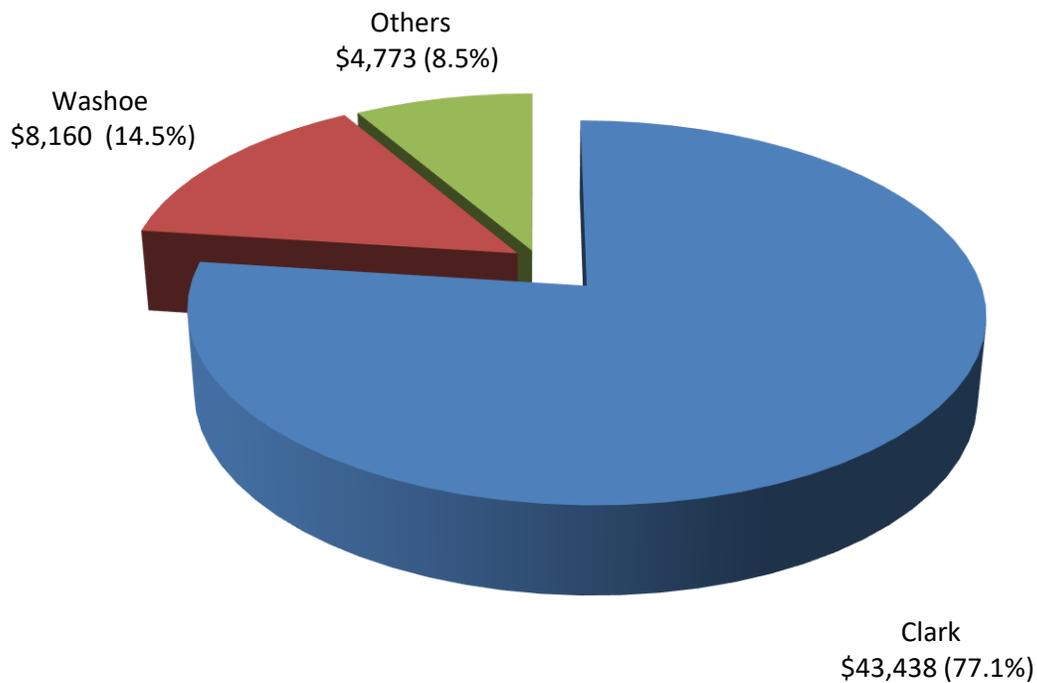
³ See Table in the next section “Calculation and Collection of the Tax” for the rates and distribution in each county.

⁴ 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”.

⁵ 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 25-26 is depicted graphically below:

FYTD 25-26 Real Property Transfer Tax (amounts in thousands)



Transactions in Washoe County and Clark County account for approximately 91.53% of the total Real Property Transfer Tax FYTD FY25-26. Transactions in the other 15 counties account for the remaining 8.47%. The total Real Property Transfer Tax Fiscal Year to Date is \$56,371,442.

Distribution of Tax

The following table shows the distribution of the tax for the 1st Quarter FY25-26 (July 1, 2025 to September 30, 2025). The “Level of Government” heading indicates where the tax is ultimately used, including allocations to the General Fund⁶, Collection Allowance⁷, Consolidated Tax⁸, School District⁹, Low-Income Housing¹⁰, and Local Govt Tax Act¹¹. Please refer to pages 16 and 17 of this report for details on discrepancies in Esmeralda County, Mineral County, Lyon County, and Washoe County.

Level of Government	State	County	County	County	State	County
	General Fund	Collection Allowance	Consolidated Tax	School District	Low Income Housing	Local Govt Tax Act
TOTAL	\$ 30,618,022	\$ 304,760	\$ 13,084,401	\$ 10,221,021	\$ 2,378,187	\$ 445,091
CLARK	21,920,579	221,442	9,368,437	10,221,021	1,702,563	-
WASHOE	5,561,945	51,657	2,375,975	-	431,996	431,996
DOUGLAS	1,005,782	10,159	429,821	-	78,149	-
LYON	520,437	5,257	222,409	-	40,438	-
CARSON CITY	423,397	4,277	180,971	-	32,898	-
NYE	366,743	3,705	156,728	-	28,496	-
ELKO	339,507	3,429	145,088	-	26,380	-
CHURCHILL	168,539	1,702	72,025	-	13,096	13,096
HUMBOLDT	109,692	1,108	46,877	-	8,523	-
STOREY	83,120	840	35,521	-	6,458	-
WHITE PINE	36,212	366	15,475	-	2,814	-
LINCOLN	25,358	256	10,837	-	1,970	-
PERSHING	22,499	227	9,615	-	1,748	-
LANDER	21,695	219	9,271	-	1,686	-
MINERAL	8,027	81	3,430	-	624	-
EUREKA	2,676	27	1,143	-	208	-
ESMERALDA	1,815	7	776	-	141	-

⁶ 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).

⁷ 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.

⁸ 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).

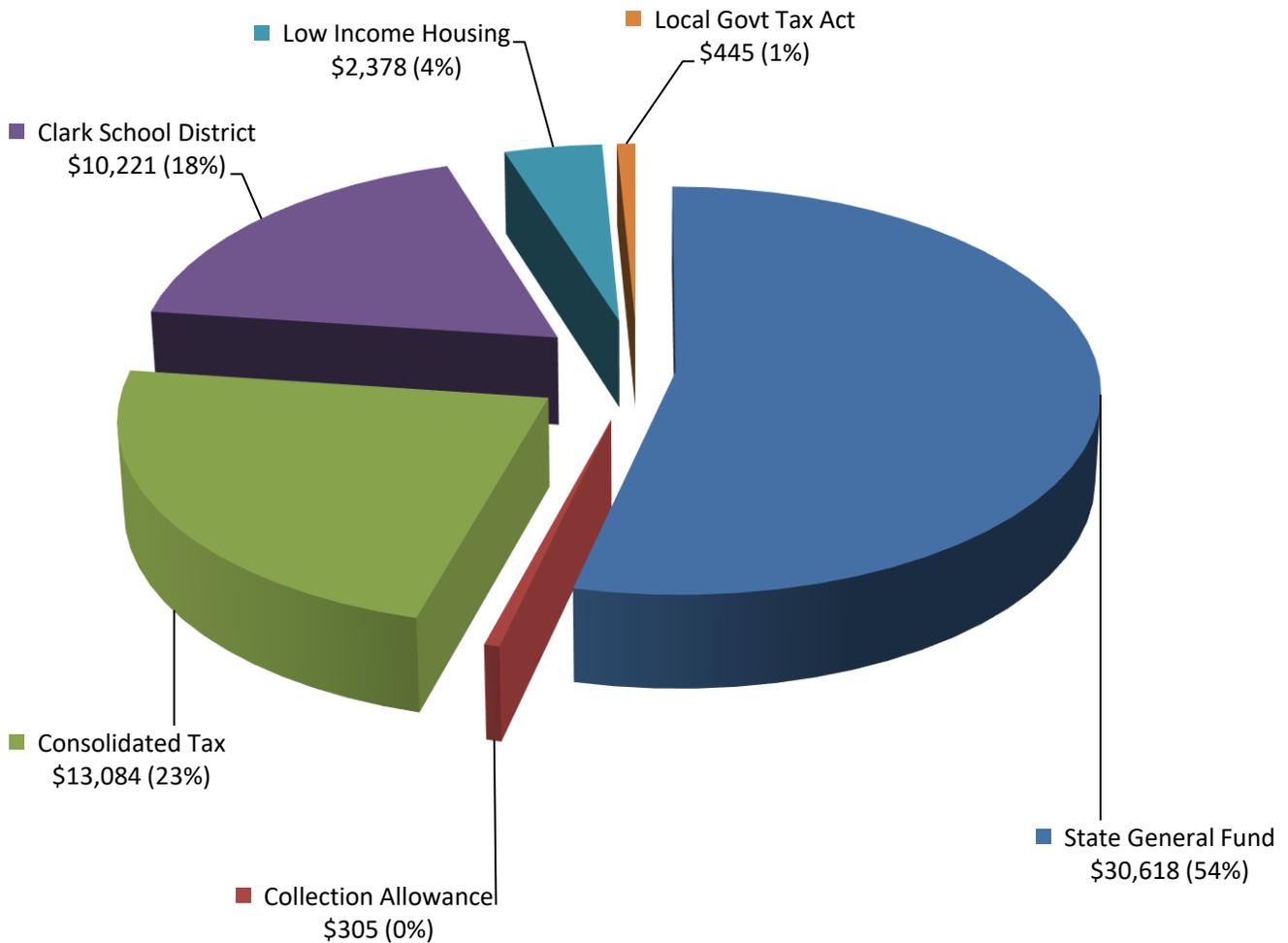
⁹ Ultimately distributed to the county School District. See previous note.

¹⁰ Ultimately distributed to the state account for Low-Income Housing, created pursuant to NRS 319.500. See Note 8.

¹¹ 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.

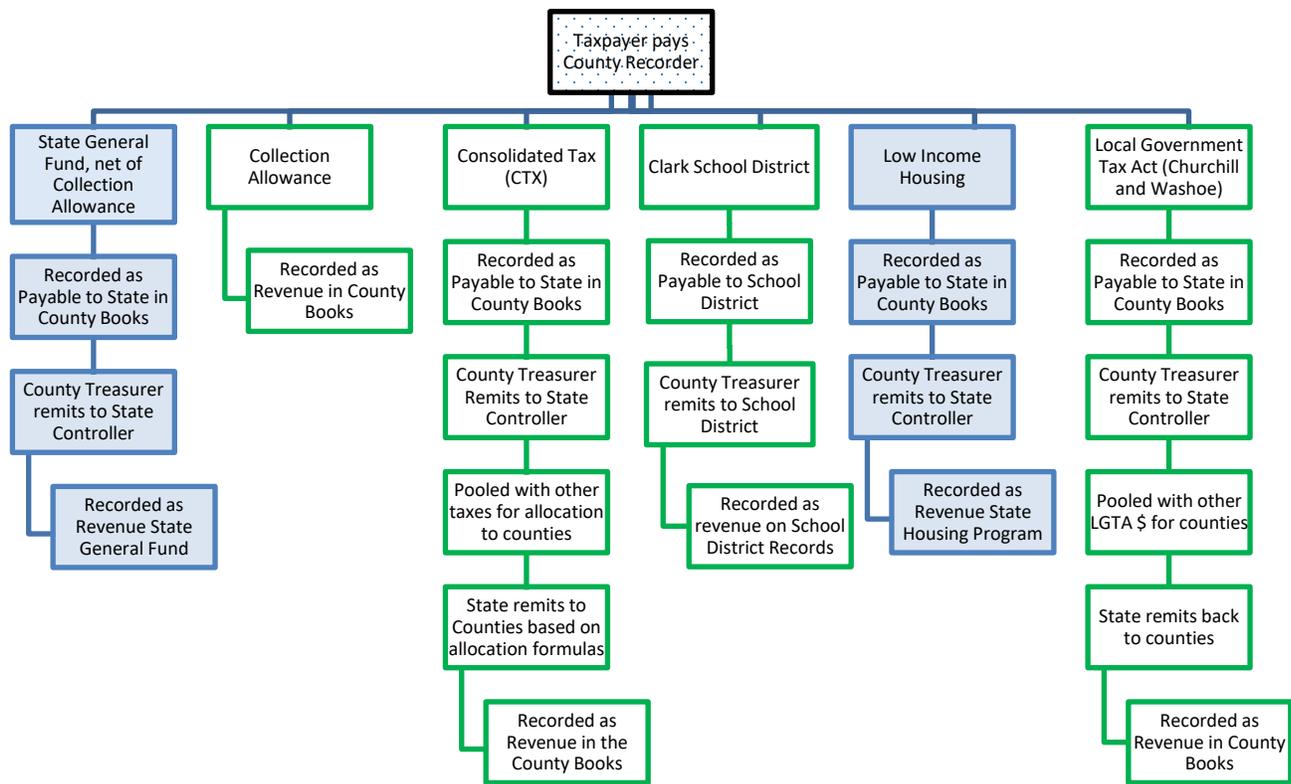
The distribution of the tax for FY25-26 is depicted graphically as follows:

FYTD 25-26 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 FY25-26.

Exemptions

The total number of deeds filed with the County Recorders for the 1st Quarter of FY25-26 (July 1, 2025 to September 30, 2025) and for FYTD 25-26 (July 1, 2025 to June 30, 2026) 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 1st Quarter of FY25-26, 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
Total	100.00%	46,563	17,986	100.00%	38.63%
CLARK	74.83%	34,845	12,619	70.16%	36.21%
WASHOE	10.47%	4,874	2,319	12.89%	47.58%
NYE	3.04%	1,416	659	3.66%	46.54%
DOUGLAS	2.68%	1,246	419	2.33%	33.63%
LYON	2.15%	1,000	440	2.45%	44.00%
ELKO	1.85%	861	341	1.90%	39.61%
CARSON CITY	1.36%	632	371	2.06%	58.70%
CHURCHILL	0.80%	374	218	1.21%	58.29%
PERSHING	0.65%	301	128	0.71%	42.52%
HUMBOLDT	0.64%	299	122	0.68%	40.80%
WHITE PINE	0.34%	158	77	0.43%	48.73%
LINCOLN	0.31%	145	57	0.32%	39.31%
STOREY	0.23%	109	58	0.32%	53.21%
LANDER	0.22%	102	53	0.29%	51.96%
MINERAL	0.17%	81	42	0.23%	51.85%
ESMERALDA	0.13%	61	33	0.18%	54.10%
EUREKA	0.13%	59	30	0.17%	50.85%

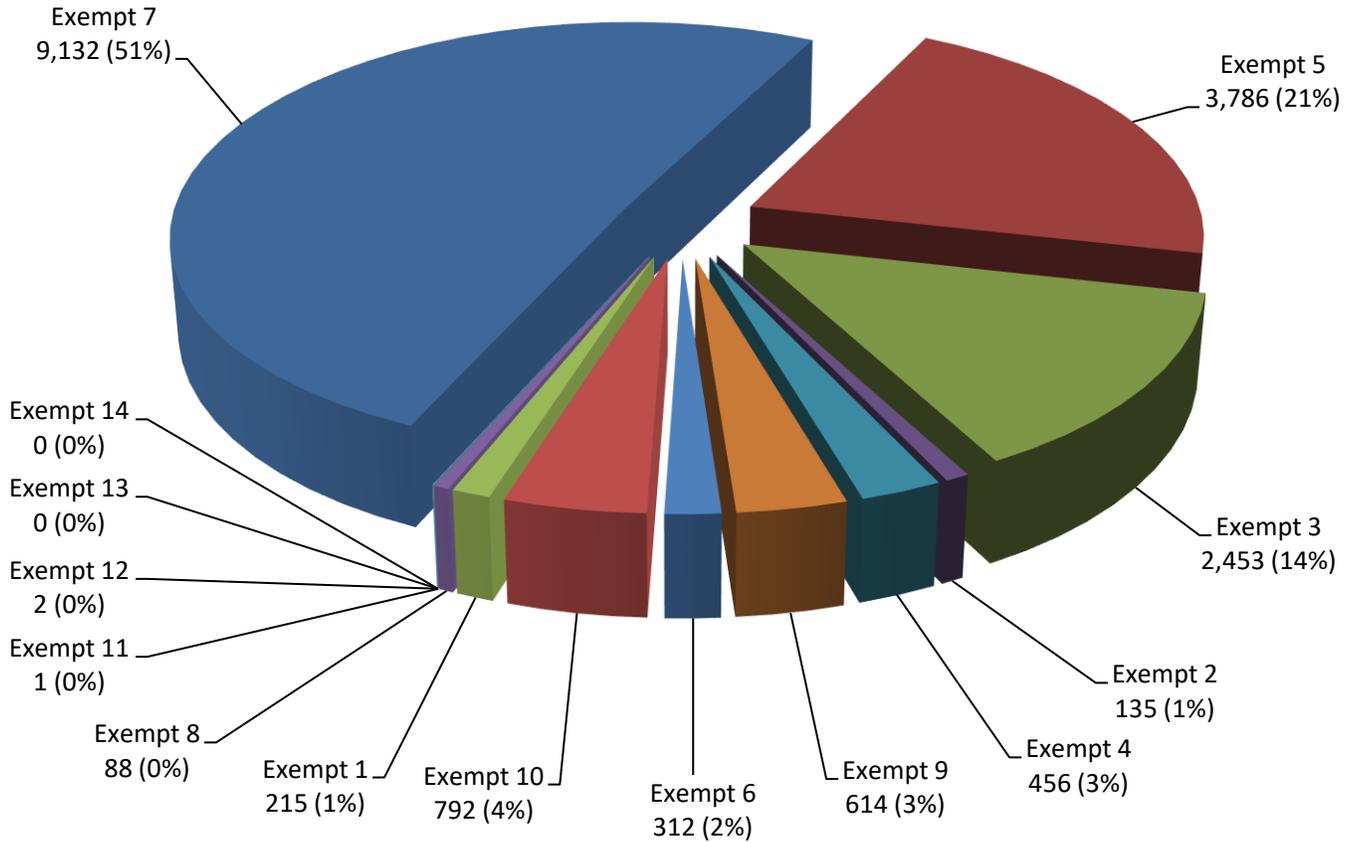
For the 1st Quarter of FY25-26, per the tables under the heading “Tax Totals,” transactions in Clark County and Washoe County account for 91.53% of the tax dollars. The above table indicates that transactions in Clark County and Washoe County account for 85.30% of the total number of transfers. Transactions in the other 15 counties account for 14.70% 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 1st Quarter of FY25-26. 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
Total	17986	215	135	2453	456	3786	312	9132	88	614	792	1	2	0	0
CLARK	12619	169	76	1631	321	2834	191	6489	6	455	445	0	2	0	0
WASHOE	2319	12	28	213	51	352	58	1402	0	79	124	0	0	0	0
NYE	659	5	2	142	26	170	7	230	9	12	55	1	0	0	0
LYON	440	2	3	70	15	86	12	198	5	15	34	0	0	0	0
DOUGLAS	419	11	4	68	6	61	10	232	1	16	10	0	0	0	0
CARSON CITY	371	2	1	82	6	50	1	198	0	6	25	0	0	0	0
ELKO	341	5	4	59	10	67	19	133	8	8	28	0	0	0	0
CHURCHILL	218	0	8	44	5	42	0	70	3	5	41	0	0	0	0
PERSHING	128	2	0	44	4	16	3	37	11	1	10	0	0	0	0
HUMBOLDT	122	0	1	34	5	26	3	33	13	2	5	0	0	0	0
WHITE PINE	77	1	0	18	3	28	2	12	4	6	3	0	0	0	0
STOREY	58	4	4	14	1	6	4	22	0	2	1	0	0	0	0
LINCOLN	57	1	1	12	1	16	1	16	3	5	1	0	0	0	0
LANDER	53	0	3	6	1	8	0	24	6	0	5	0	0	0	0
MINERAL	42	0	0	11	0	8	0	11	5	2	5	0	0	0	0
ESMERALDA	33	1	0	2	0	6	0	13	11	0	0	0	0	0	0
EUREKA	30	0	0	3	1	10	1	12	3	0	0	0	0	0	0

The following chart shows the number of exemptions by category for the 1st Quarter of FY25-26.

Number of Exempt Transfers by Transfer Type 1st Quarter FY25-26



Historical Trends

The following table shows the tax for the last ten fiscal years¹² sorted by FY25-26 total. Please refer to the footnote for details on FY17-18¹³ and FY 19-20¹⁴.

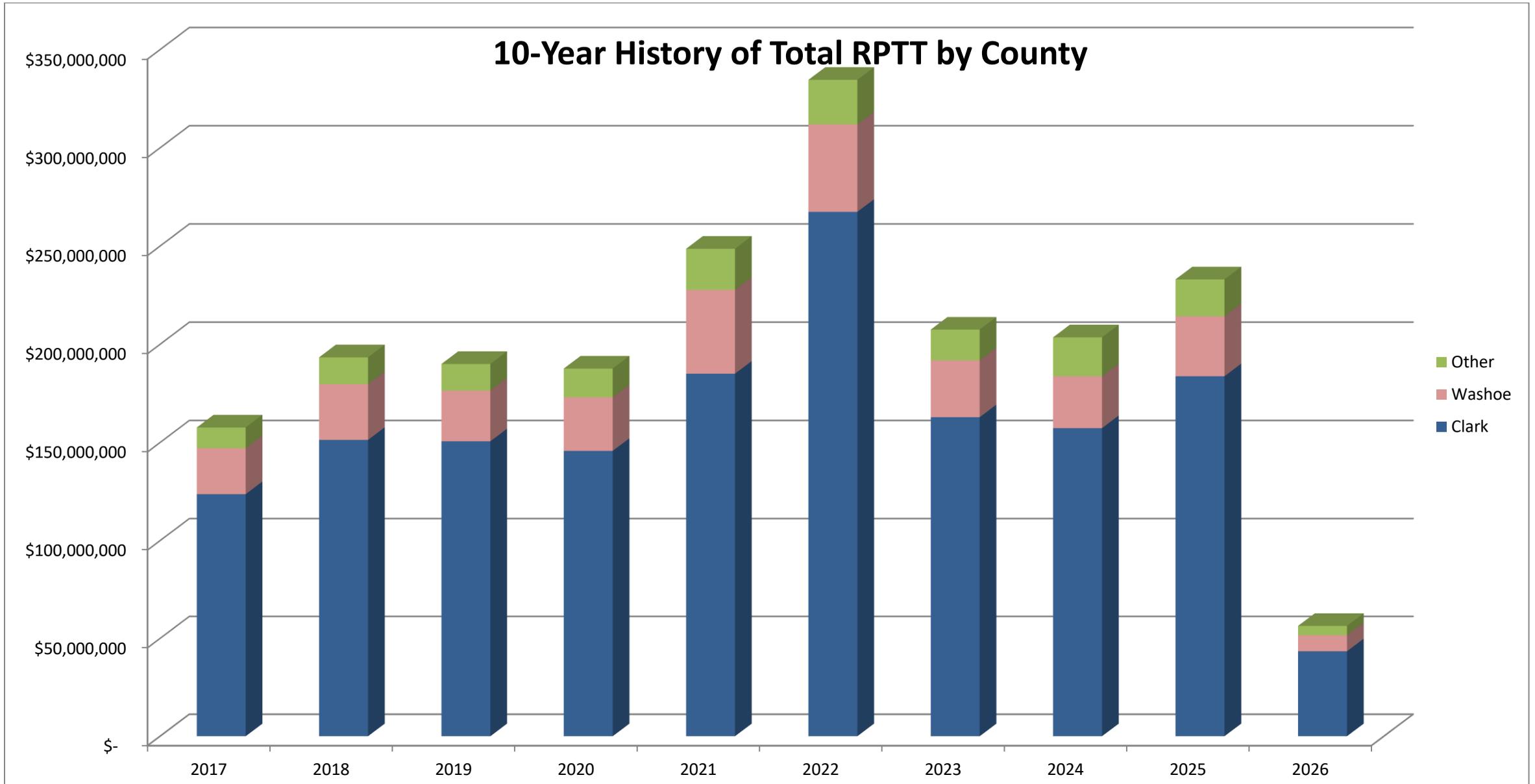
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	\$157,638,265	\$193,357,159	\$189,963,923	\$187,617,124	\$248,612,821	\$334,591,153	\$207,464,222	\$203,510,262	\$233,029,617	\$56,371,442
Clark	123,714,132	151,322,638	150,622,372	145,736,284	185,035,923	267,409,759	162,867,842	157,313,759	183,722,364	43,438,253
Washoe	23,367,835	28,364,200	25,785,706	27,285,908	42,671,882	44,500,103	28,949,887	26,359,640	30,503,227	8,160,242
Douglas	2,955,354	3,631,228	3,726,035	3,790,903	7,619,409	5,742,284	3,776,557	5,019,495	5,556,991	1,523,911
Lyon	1,730,024	2,530,900	2,721,012	2,320,851	3,663,768	4,103,284	2,548,408	2,720,086	3,261,870	788,541
Carson City	1,919,884	2,112,373	1,845,819	2,099,333	3,081,959	3,457,627	2,180,309	2,346,665	2,453,531	641,511
Nye	1,220,425	1,425,041	1,667,724	1,576,696	2,065,619	2,994,560	1,967,593	2,235,332	2,221,918	557,187
Elko	1,156,171	1,344,747	1,454,471	1,904,937	1,791,406	2,657,628	1,635,461	1,815,651	1,669,022	514,403
Churchill	513,839	624,793	707,361	718,439	828,460	1,104,722	1,061,160	752,635	782,362	268,458
Humboldt	300,247	322,663	417,862	721,917	628,692	707,088	525,472	515,867	596,365	166,200
Storey	345,655	1,096,290	453,107	470,215	484,425	958,173	1,350,155	3,743,982	1,403,945	125,939
White Pine	113,416	123,593	200,111	148,321	166,471	300,169	165,543	213,006	232,898	54,867
Lincoln	78,564	75,584	75,943	78,983	128,450	130,295	95,798	84,993	129,055	38,421
Pershing	71,805	140,985	100,866	230,385	176,519	129,698	137,801	142,159	126,865	34,090
Lander	72,288	97,209	89,174	189,372	150,392	183,680	97,814	104,904	131,143	32,871
Mineral	26,902	41,449	37,001	28,468	51,855	77,263	40,626	66,224	64,981	12,162
Esmeralda	13,866	27,495	27,185	7,525	36,547	38,514	16,013	25,284	139,685	10,331
Eureka	37,857	75,972	32,175	308,586	31,044	96,305	47,783	50,581	33,394	4,054

¹² Amounts in table are calculated from Recorders Monthly Report; minor adjustments for refunds and timing differences are excluded.

¹³ Total Amount varies from last year's Annual Report due to inclusion of Esmeralda County's RPTT collections for April-June 2018.

¹⁴ 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 years¹⁵ sorted by FY25-26 total. Please refer to the footnotes for details on FY17-18¹⁶ and FY19-20¹⁷.

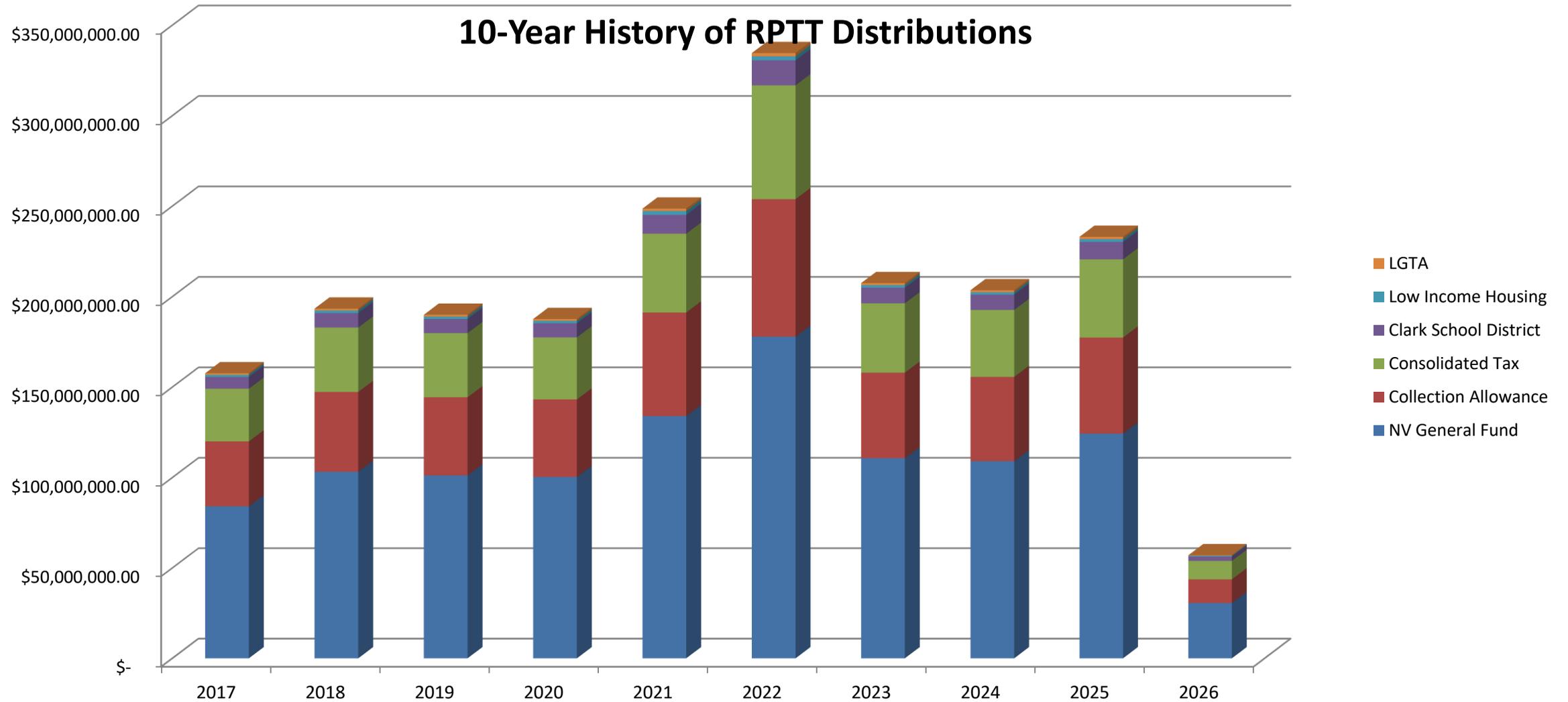
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Total	\$157,638,265	\$193,357,159	\$189,963,923	\$187,617,124	\$248,612,821	\$334,591,153	\$207,464,222	\$203,510,262	\$233,029,617	\$57,010,604
NV General Fund	84,060,203	103,182,782	101,132,362	100,293,591	133,948,782	177,834,554	110,667,632	109,013,875	124,261,170	30,590,862
Consolidated Tax	35,923,345	44,095,426	43,219,155	42,860,721	57,243,413	75,998,009	47,294,085	46,587,325	53,103,294	13,072,794
Clark School Dist.	29,109,193	35,605,309	35,440,540	34,290,873	43,537,842	62,919,912	38,321,826	37,014,983	43,228,770	10,221,021
Low Income Housing	6,531,996	8,017,932	7,858,565	7,793,421	10,408,751	13,818,746	8,599,529	8,470,973	9,655,780	2,376,076
Local Gov't Tax Act	1,165,426	1,414,663	1,292,862	1,366,612	2,122,817	2,225,515	1,464,539	1,323,079	1,526,737	445,091
Collection Allowance	848,102	1,041,048	1,020,440	1,011,906	1,351,216	1,794,416	1,116,610	1,100,027	1,253,866	304,760

¹⁵ 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.

¹⁶ Total Amount varies from last year's Annual Report due to inclusion of Esmeralda County's RPTT collections for April-June 2018.

¹⁷ 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 FY25-26 total transfers. Please refer to the footnotes for details on FY17-18¹⁸ and FY19-20¹⁹.

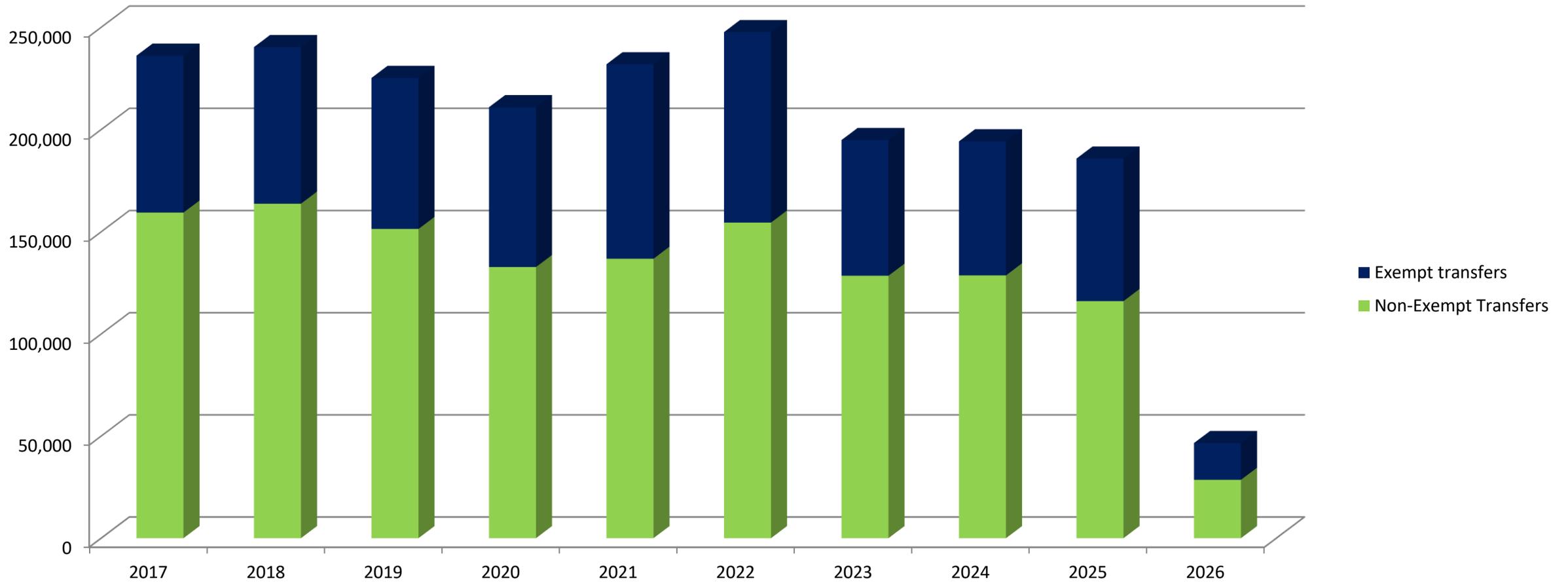
	2017		2018		2019		2020		2021		2022		2023		2024		2025		2026	
	Total Trans	Exempt Trans	Total Trans	Exempt Trans																
Total	236,102	76,721	240,299	76,569	225,218	73,840	210,910	78,158	231,896	95,088	247,613	93,112	194,838	66,322	194,222	65,545	185,786	69,708	46,563	17,986
Clark	184635	54363	187734	54313	175000	52430	160813	55094	169388	67072	188389	66058	151822	46412	150871	45434	141478	48931	34,845	12,619
Washoe	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	17,803	8,905	18,323	9,100	4,874	2,319
Nye	5073	2287	5745	2448	5592	2235	5162	2345	7685	2750	7262	3019	6220	2448	6417	2636	6368	2862	1,416	659
Douglas	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	4,327	1,506	4,370	1,516	1,246	419
Lyon	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	3,390	1,518	3,506	1,567	1,000	440
Elko	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	3,362	1,327	3,324	1,290	861	341
Carson City	2617	1309	2497	1136	2389	1165	2530	1258	2969	1562	2869	1427	1883	961	2018	1075	2213	1179	632	371
Churchill	1,349	621	1,313	587	1,389	611	1,376	634	1,582	765	1,620	822	1,236	618	1,250	686	1,251	719	374	218
Pershing	689	267	715	250	1030	351	849	316	1035	394	840	346	659	311	689	345	642	337	301	128
Humboldt	1224	597	1342	651	1313	599	1386	687	1650	689	1,613	790	1284	663	1,330	679	1315	655	299	122
White Pine	592	290	596	281	640	302	641	322	715	312	810	402	642	350	650	344	707	386	158	77
Lincoln	355	193	329	139	377	185	429	206	515	235	484	226	370	196	386	227	371	173	145	57
Storey	423	205	532	250	489	258	385	219	561	297	572	258	408	207	447	222	601	368	109	58
Lander	386	188	336	145	330	149	381	173	460	209	416	180	363	150	349	173	473	200	102	53
Mineral	353	195	274	117	321	149	244	132	345	144	493	212	317	179	366	158	363	204	81	42
Esmeralda	264	152	332	172	260	151	226	136	279	170	280	154	291	169	303	198	224	112	61	33
Eureka	220	99	227	87	281	94	339	123	337	147	256	90	222	73	264	112	257	109	59	30

¹⁸ 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.

¹⁹ 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 the differences between the Recorders’ 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 amounting to 0.05% or less of the total reported amount are not considered material for the purposes of this report, except as noted below.

As of the date of this report the following distribution discrepancies remain unresolved:

1. Esmeralda County’s to-date expected RPTT revenue transfer exceeds the remittance to the State by \$49,684.27 and is a result of multiple quarter variances as shown in the table below. The county has also failed to file multiple months timely.

FY	Quarter	Expected RPTT Revenue Transfer	Remitted Amount	Cumulative Variance
23-24	Q1	\$7,356.74	\$18,139.73	\$10,782.99
23-24	Q2	\$2,091.97	\$2,091.97	\$10,782.99
23-24	Q3	\$10,787.17	0	(\$4.18)
23-24	Q4	\$4,879.32	\$4,875.44	(\$8.06)

24-25	Q1	\$25,951.94	25951.94	(\$8.06)
24-25	Q2	4,995.53	\$3,380.48	(\$1,623.11)
24-25	Q3	\$103,689.56	\$63,407.70	(\$41,904.97)
24-25	Q4	\$4,116.93	\$3,930.19	(\$42,091.71)
25-26	Q1	\$10,323.74	\$2,731.18	(\$49,684.27)

2. Mineral County's to date remittance to the State fell short of the expected RPTT revenue transfer by \$2.39. This is a cumulative variance of the over-remittance of \$393.81 in the 3rd quarter, FY23-24 and under-remittances of \$100.20 and \$296 in the 4th quarter, FY23-24 and 3rd quarter, FY24-25, accordingly.
3. Lyon County's 2nd and 3rd quarters, FY24-25, remittance exceeded the expected RPTT revenue transfer by \$32,297.54 and \$9,969.46, respectively. Although the County has informed the Department that those were due to the timing difference and should reconcile by 4th quarter, FY24-25, the over-remittance of \$42,267.00 remains.
4. Washoe County's 4th quarter, FY24-25, remittance to the State fell short of the expected RPTT revenue transfer by \$688,807.28. [Correction: The expected revenue transfer for Q4 should read \$668,807.28; the prior figure contained a typo.] The County acknowledged the error and provided an over payment in Q1 of FY26 to reconcile.

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 revenue²⁰ (consolidated tax \$0.55) and state revenue²¹ (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.

²⁰ The county revenue is based on \$0.55 per \$500 of value, or fraction thereof, and is part of the Consolidated Tax.

²¹ 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	Consolidated Tax	1/1/1968	\$0.55	\$2.05
	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	\$2.55
	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>	
Washoe County	Consolidated Tax	1/1/1968	\$0.55	\$2.05
	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	\$1.95
	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 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.