SPORTS & ENTERTAINMENT IMPROVEMENT DISTRICT (SEID)

Town Hall

July 09, 2026

Nevada Department of Taxation

Agenda

- Taxation Introductions
- Department of Taxation Mission
- SEID Reporting to Taxation
- Q&A

Your Taxation Team

Patricia Olmstead – Public Information Officer
Patric Starr – Enterprise Project Management Office (EPMO)
Keri Kosach – Enterprise Change Management Office (ECMO)
Jennifer Lewis – Tax Manager, Excise
Janeen Silva – Tax Program Supervisor, Excise
Jane Maurer – EPMO Functional Lead
Scott Freidus – Project Manager, Technology
Katie Williford – Project Manager, Business
Tim Villareal – Program Manager

Department of Taxation Mission & Philosophy

Provide fair, efficient, and effective administration of tax programs for the State of Nevada in accordance with applicable statutes, regulations, and policies.

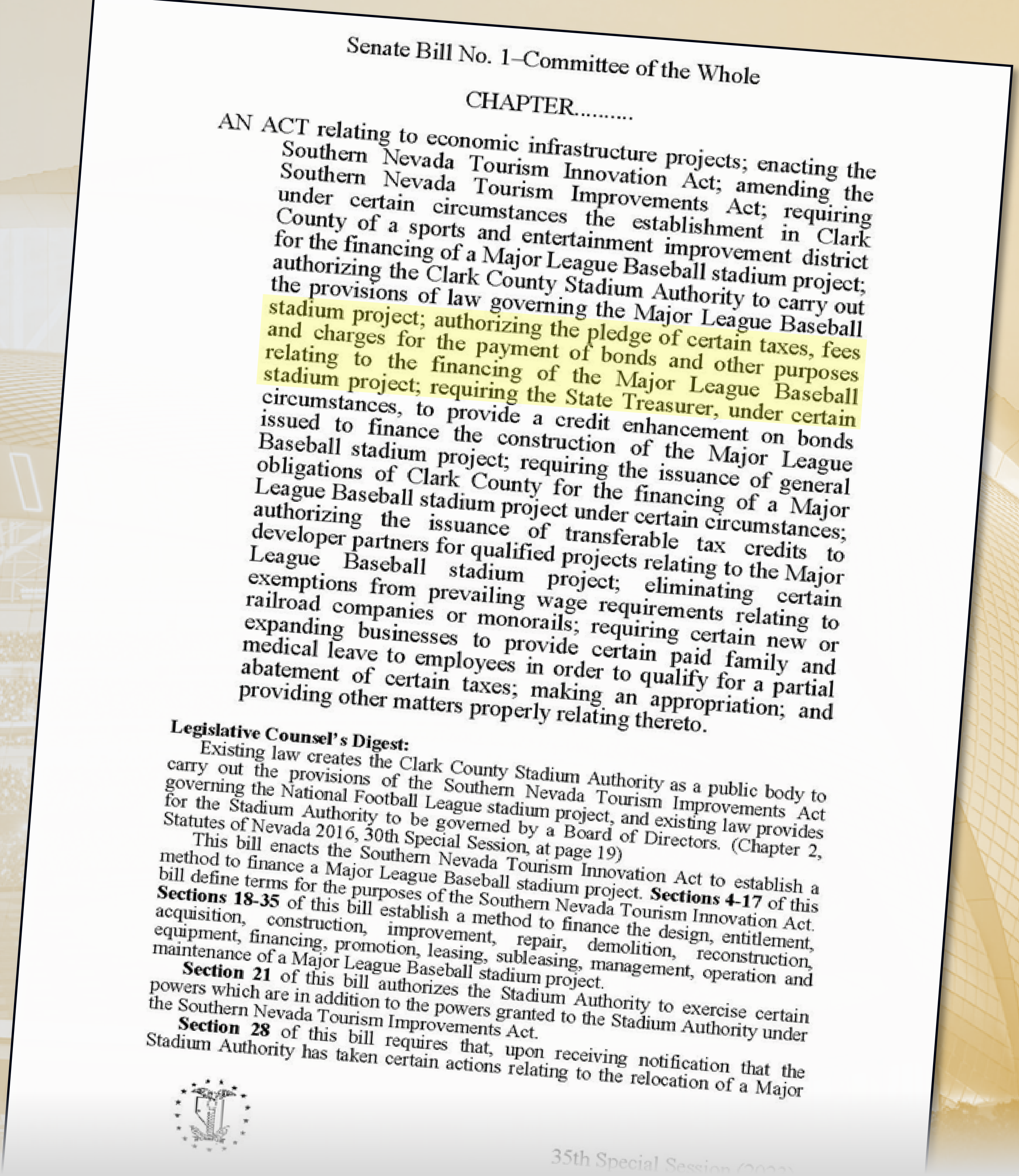
Serve the taxpayers and state and local government entities and enable and recognize Department employees.

Dedicated to the highest standards of professionalism and ethical conduct; committed to consistent, impartial and courteous service and treatment of our taxpayers.

Providing resources, training and support to the employees of the Department, and fostering initiative, creativity and effective performance.

Senate Bill 1

Passed during the 35th Special Session in June 2023



Senate Bill No. 1–Committee of the Whole

CHAPTER..........

AN ACT relating to economic infrastructure projects; enacting the Southern Nevada Tourism Innovation Act; amending the Southern Nevada Tourism Improvements Act; requiring under certain circumstances the establishment in Clark County of a sports and entertainment improvement district for the financing of a Major League Baseball stadium project; authorizing the Clark County Stadium Authority to carry out the provisions of law governing the Major League Baseball stadium project; authorizing the pledge of certain taxes, fees and charges for the payment of bonds and other purposes relating to the financing of the Major League Baseball stadium project; requiring the State Treasurer, under certain circumstances, to provide a credit enhancement on bonds issued to finance the construction of the Major League Baseball stadium project; requiring the issuance of general obligations of Clark County for the financing of a Major League Baseball stadium project under certain circumstances; authorizing the issuance of transferable tax credits to developer partners for qualified projects relating to the Major League Baseball stadium project; eliminating certain exemptions from prevailing wage requirements relating to railroad companies or monorails; requiring certain new or expanding businesses to provide certain paid family and medical leave to employees in order to qualify for a partial abatement of certain taxes; making an appropriation; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law creates the Clark County Stadium Authority as a public body to carry out the provisions of the Southern Nevada Tourism Improvements Act governing the National Football League stadium project, and existing law provides for the Stadium Authority to be governed by a Board of Directors. (Chapter 2, Statutes of Nevada 2016, 30th Special Session, at page 19)

This bill enacts the Southern Nevada Tourism Innovation Act to establish a method to finance a Major League Baseball stadium project. **Sections 4-17** of this bill define terms for the purposes of the Southern Nevada Tourism Innovation Act. **Sections 18-35** of this bill establish a method to finance the design, entitlement, acquisition, construction, improvement, repair, demolition, reconstruction, equipment, financing, promotion, leasing, subleasing, management, operation and maintenance of a Major League Baseball stadium project.

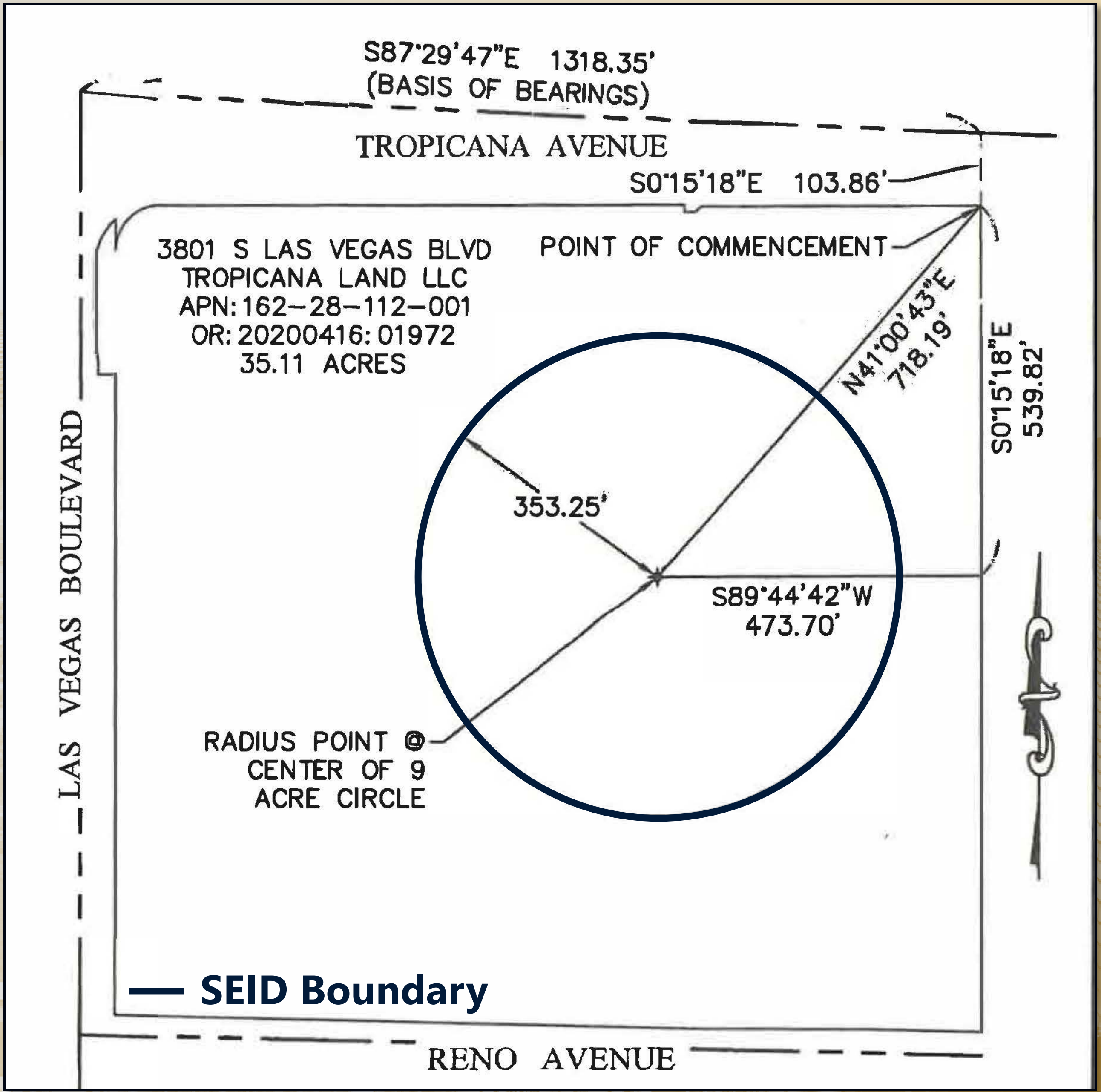
Section 21 of this bill authorizes the Stadium Authority to exercise certain powers which are in addition to the powers granted to the Stadium Authority under the Southern Nevada Tourism Improvements Act.

Section 28 of this bill requires that, upon receiving notification that the Stadium Authority has taken certain actions relating to the relocation of a Major

35th Special Session (2023)

SEID Boundary

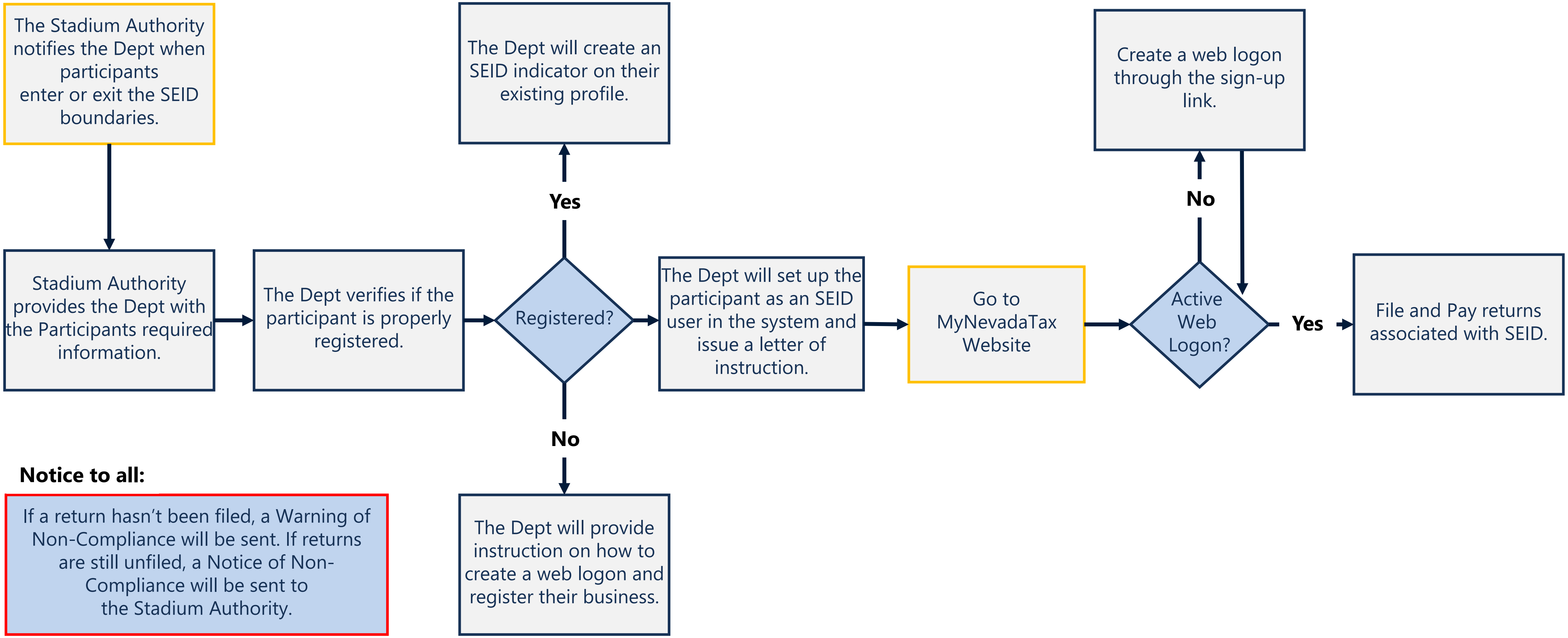
Established by SEID Ordinance



SEID Onboarding Responsibilities

- The Stadium Authority must inform the Department of any entity that becomes or ceases to be a participant within the SEID boundaries.
- Each participant needs to **provide the Authority** with the following information:
  - Business name
  - Business FEIN
  - NV Department of **Taxation Account ID**
  - Business address
  - Contact name
  - Contact email
  - Contract start and end dates

SEID Onboarding with Taxation



Notice to all:

If a return hasn't been filed, a Warning of Non-Compliance will be sent. If returns are still unfiled, a Notice of Non-Compliance will be sent to the Stadium Authority.

SEID Onboarding Responsibilities

- The Department will verify that all participants are properly **registered and have an active login** to file electronically. If a participant is not set up, the Department will provide instructions on how to electronically register and/or create a web log-on.

- Upon completion of the above steps, the participant will be issued a **General Instruction Letter & Tax Exemption for SEID Contractors (if applicable).**

How to file your SEID returns

SALES AND USE TAX
USE TAX
MODIFIED BUSINESS TAX
COMMERCE TAX

❖ Jennifer Lewis

Contractor Onboarding

Description

Contractors are generally required to pay sales tax at the time of purchase. However, to satisfy the reporting requirements established for the SEID, the Department of Taxation ("Department") will issue a "**Tax Exemption for SEID Contractors**" to all authorized contractors. This letter permits retailers to refrain from assessing sales tax at the time of purchase.

- The Tax Exemption for SEID Contractors is only good for the Contractor named and does **NOT** pass through to any others.

- All purchases made **for consumption within the SEID boundaries** will be reported by the contractor directly to the Department.

SEID Contractor Onboarding

1 Apply & Approve

Contractor applies and is approved as an SEID contractor with the Project Manager.

2 Request Participation

The Project Managers request approval from the Stadium Authority for the contractor to become a participant of the SEID.

3 Notify Taxation

Stadium Authority notifies the Department of Taxation of the participant's approval and provides necessary information.

4 Verify & Set Up

The Department of Taxation verifies all taxation registration requirements are met and sets up reporting requirements within the Taxation system.

5 Report & Exempt

Contractor reports for all SEID taxes via the My Nevada Tax portal and utilizes the **Tax Exemption Letter for SEID Contractors** for all purchases within the SEID boundaries.

Tax Exemption for SEID Contractors

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Dr., Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

June 23, 2026

Letter ID: L0000000000

BUSINESS NAME
ADDRESS LINE 1
ADDRESS LINE 2

Account: USE-0000-0000-0000

Tax Exemption for SEID Contractors

Effective Date June 01, 2026 Expiration Date February 28, 2028

DO NOT PRINT. THIS IS A TESTING LETTER ENVIRONMENT: NVS STATUS.

Senate Bill (SB) 1, 35th Special Session of the Nevada Legislature (2023) provides for special reporting of the Local Use Tax of eligible personal property delivered, stored, used or otherwise consumed at the Sports and Entertainment Improvement District (District).

Upon receipt of this Contractor Exemption Letter, vendors selling tangible personal property to the above-named Contractor are authorized to sell such property to the Contractor tax exempt. The Contractor which holds this Exemption Letter will be responsible for remitting the appropriate use tax to the Department of Taxation (Department).

The vendor shall account for the exempt sale on its Use Tax return under exemptions. For audit purposes, a vendor must have a copy of this letter to document the transaction was tax exempt.

This letter only applies to Nevada Use Tax and does not provide an exemption from any other tax.

This exemption applies only to the above-named Contractor for tangible personal property delivered, stored, used, or otherwise consumed at the District and it does not extend to any other individuals or entities, or lessors to or for such Contractors.

Any vendor who has questions concerning the use of this tax exemption letter may contact the Department.

If the Stadium Authority determines that the above-named Contractor does not meet or no longer meets the criteria outlined in SB1, 35th Special Session of the Nevada Legislature (2023), this letter of exemption may be revoked.

Sincerely,

Nevada Department of Taxation

The Exemption Shift

What "exempt" really means when a contractor uses the SEID Tax Exemption Letter

AT THE POINT OF SALE

STOP

No Sales Tax is collected

The Tax Exemption Letter for SEID Contractors relieves the seller of the obligation to charge Sales Tax on qualifying purchases made for consumption within the SEID boundaries.

Burden shifts

THE PURCHASER'S RESPONSIBILITY

USE TAX

Reported directly within the SEID special district

Because Sales Tax was never collected, the Participant must self-report and remit Use Tax on those purchases directly to the SEID — the tax obligation isn't eliminated, only reassigned.

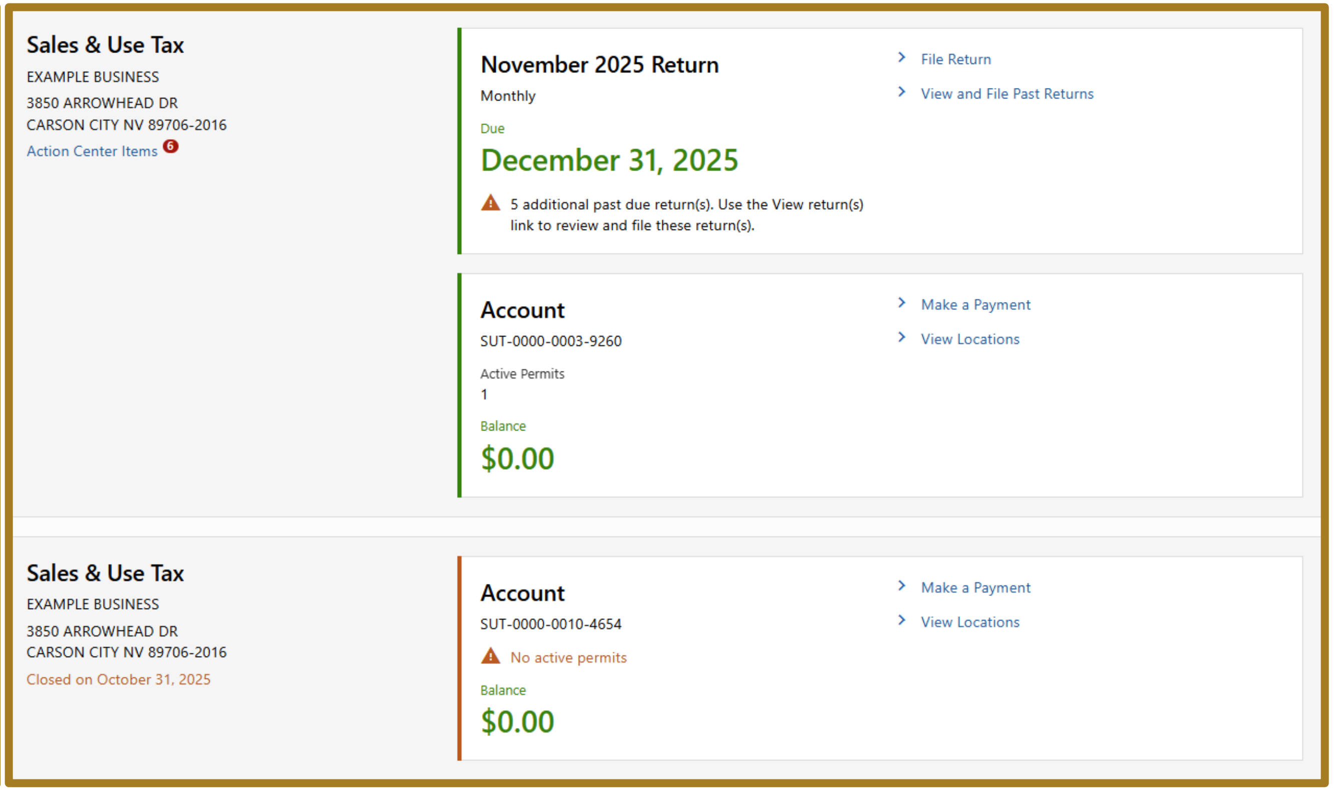
Key takeaway: the exemption doesn't remove the tax — it moves who reports it, from the seller to SEID Participant.

Which Tax Types are applicable to the SEID?

Available in My Nevada Tax	Available December 2026 in My Nevada Tax
▪ Sales and Use Tax (SUT) ▪ Use Tax (USE) ▪ Modified Business Tax (MBT) ▪ Commerce Tax (COM) ▪ Insurance Premium Tax (IPT) ▪ Insurance Premium Tax Reconciliation (IPR) ▪ Independently Procured Coverage (IPC) ▪ Liquor Tax (LIQ) ▪ Live Entertainment Tax (LET)	▪ Exhibition Facility Fee (EFF) ▪ Transportation Connection Tax (TCT)

SEID SUT & USE Tax Filing

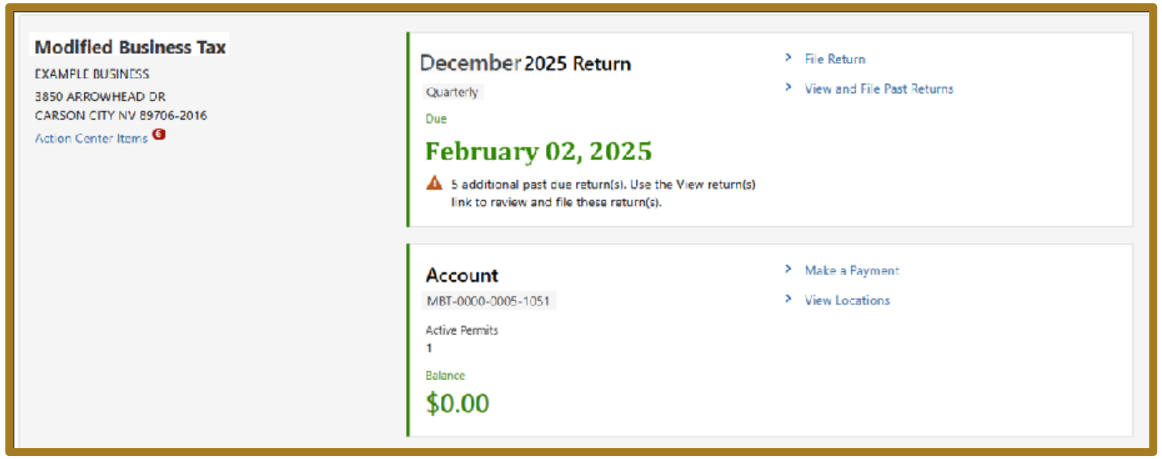
- The account created for SEID filings has now been closed. Returns are now able to be filed as a combined return.
- This process is valid beginning on the 11/30/2025 filing period.

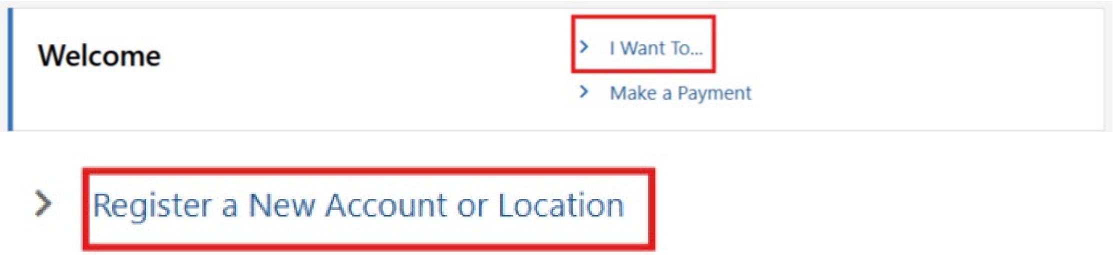


MBT & COM Tax Filing

- MBT and COM accounts have converted into My Nevada Tax and are available to be filed within a single combined return.
- This process is valid beginning on the 12/31/2025 filing period.
- Fiscal Year 2026 (07/01/2025 - 6/30/2026) COM filing is due by August 14, 2026.

Are you registered for COM account?





Notification of Non-Compliance

The Department will be issuing notification to participants via their My Nevada Tax accounts. There are two different types of notifications: Warning of Non-Compliance and Notice of Non-Compliance.

- **Warning** of Non-Compliance is sent to the participant, notifying them that the Department has reason to believe their SEID may be out of compliance.
- **Notice** of Non-Compliance is sent to the participant and the Stadium Authority per Department records the participant is out of compliance with the statutory filing requirements of an SEID participant.

Record Retention

- The standard requirement for record retention is **not less than 4-years** for entities who have filed returns and 8-years for those who have not.
- It is vital that these records support the amounts reported to the Department. This includes clearly tracking the amounts reported within the SEID boundaries from those outside the boundaries.
- Suggestions for success:
  - **Create separate General Ledger account(s)** for expenses (purchases) and/or Revenue (sales) made <u>within the SEID boundaries</u>.
  - Maintain transparency of all business activity, in the event the business is selected for audit.

REQUIRED E-FILING

MY NEVADA TAX

Do Not Mail

https://mynvtax.nv.gov/

My Nevada Tax (E-Services) Demo

Links: mynvtax.nv.gov

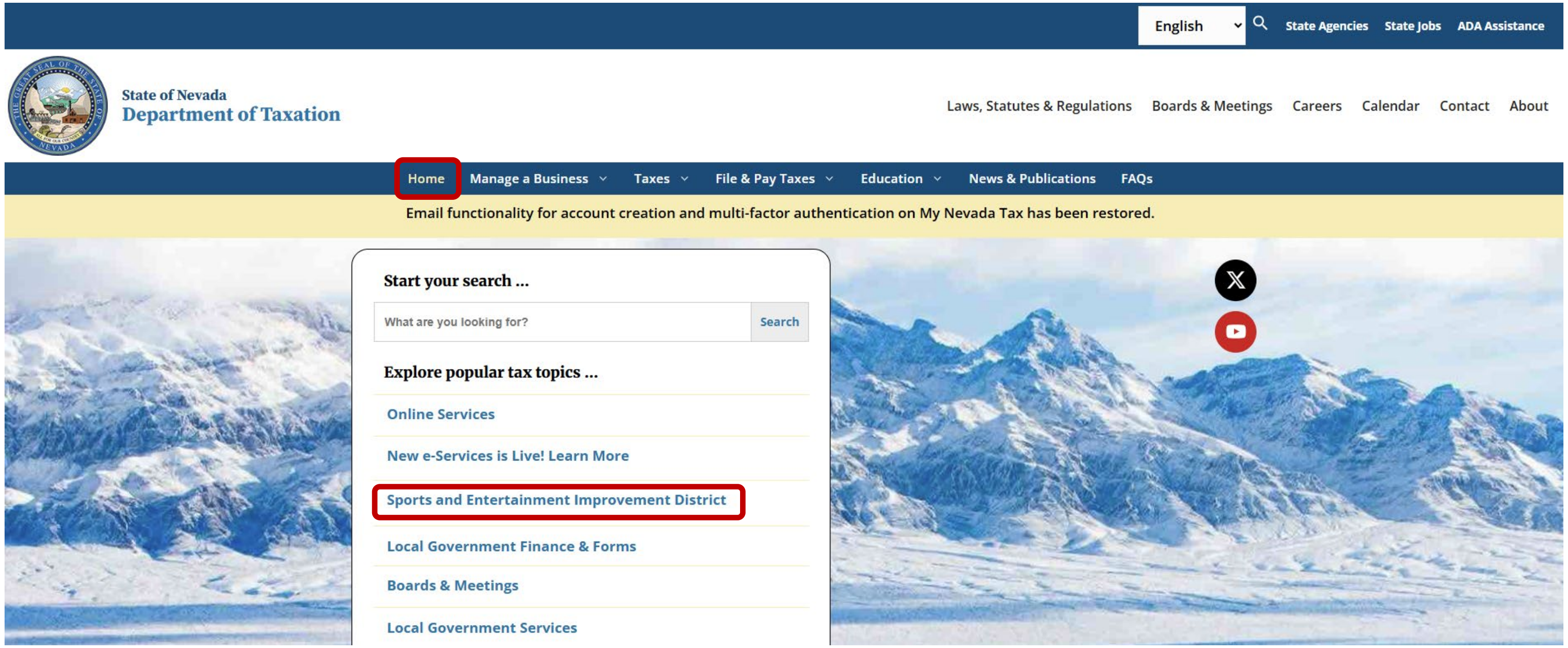
Demo: My Nevada Tax - Home

Key Take Aways: Tax Filings

- All participants **must be authorized by the Stadium Authority** prior to registration with the Department of Taxation.
- All revenue (sales), expenses (purchases), and excise tax liabilities made in relation to the **SEID must be separately reported** to the Department.
- All applicable returns related to the SEID **must be** filed and paid electronically on My Nevada Tax (**mynevadatax.nv.gov**).
- Contractors are to utilize their own "**Tax Exemption Letter for SEID Contractors**" to make purchases to be consumed in the performance of SEID construction contract(s). This letter is **non-transferable**.
- All records related to the SEID need to be **transparent and retained** for not less than 4-years if reported or 8-years if not reported.

SEID Specific Information – tax.nv.gov

Links: https://tax.nv.gov/home



SEID Specific Information – tax.nv.gov

Links:
https://tax.nv.gov/sports-and-entertainment-improvement-district-information/

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Department of Taxation

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The Las Vegas Sports and Entertainment Improvement District (SEID)

Introduction

Senate Bill 1 from the 35th Special Session, known as the Southern Nevada Tourism Innovation Act, marks a major step forward in supporting the continued growth and development of Southern Nevada's sports and entertainment landscape.

At the heart of this legislation is the creation of a Sports and Entertainment Improvement District, which will be established by the Clark County Board of Commissioners. This specially designated area is designed to support the funding and development of major sports and entertainment infrastructure—most notably, the future Las Vegas Major League Baseball stadium.

How It Works: Redirecting Existing Taxes

To finance the district's development, the legislation authorizes the use of specific tax revenues already being collected within the area. These taxes, fees, and charges will be redirected from the general fund into a dedicated account to support stadium and entertainment-related investments.

The following revenue sources will be pledged to the Sports and Entertainment Improvement District:

1. **Sales and Use Tax** on goods sold, used, or stored within the district.
2. **Local School Support Tax** (another form of Sales and Use Tax) applied to the same.
3. **Modified Business Tax (MBT)** on wages paid to employees working within the district.
4. **Insurance Premium Tax** on premiums from policies connected to businesses or properties in the district.
5. **Commerce Tax** on gross revenues generated within the district.
6. **Live Entertainment Tax** on admissions to live entertainment venues within the district.
7. **Liquor Tax** on the purchase and consumption of liquor within the district.
8. **Transportation Connection Tax** from transportation network companies (e.g., rideshare services) where trips begin or end in the district.
9. **Exhibition Fees** from licensed facilities that host exhibitions within the district.

Ensuring Transparency and Accountability

Q&A

NVSEID@tax.state.nv.us

Contact Us

Do Not Call the Call Center.
We have dedicated representatives to answer all your SEID questions…

Email:
NVSEID@tax.state.nv.us

Website resources:
https://tax.nv.gov/sports-and-entertainment-improvement-district-information/

Public Information Officer
Patricia Olmstead - **taxpio@tax.state.nv.us**
(775) 687-9998

Summary

- SEID taxes are required to be filed electronically in My Nevada Tax **mynvtax.nv.gov**
- Do Not Use P.O. Boxes. All correspondence should be sent to: 3850 Arrowhead Drive, Carson City, NV 89706 or via email.
- You have a **dedicated team**, please reach out!

NVSEID@tax.state.nv.us

Thank you for attending!