IVGID currently charges $1,530 in recreation and beach facility fees regardless of whether your property is worth $100,000 or several million dollars. These fees increased from $1,375 in 2025, which increased from $450 in 2024. 2026 fees raise about $12.6 million a year and help pay for the community's recreation infrastructure, operations, capital and debt. The giant leap in fees between 2024 and 2025 has an enormously different burden depending on your income bracket as I will prove in the following text. Nevada law expressly allows General Improvement Districts (GIDs) to levy property taxes based on assessed value. I want IVGID and the Nevada Department of Taxation to study changing this fee, the cost of this community-wide infrastructure, so that it is distributed more **fairly** using the same uniform percentage of property value (ad valorem), rather than essentially the same flat fee. If this change can be done and voter approval is required, let the voters decide.

Background

In the year 2025, my total property tax bill went up 81% from the prior year 2024! This is a large cost burden shock to my budget. Upon looking into the details, this is almost entirely from the Incline Village Recreation line item that is currently classified as a recreation fee special assessment. I want to note that the Washoe Treasurer website infers this fee to be tax and labels it as such while the mailed tax bill detailed it out and labels it as a special assessment. For the point being made in this testimony, we are looking at the cost burden of the entire annual tax bill that includes fees, assessments, and taxes. This represents a more realistic understanding of the critical issue of cost burden and the effects of cost burden on lower income or retired fixed-income residents that I am petitioning about.

Methodolgy

I went to the county records and used chatgpt to randomly select 5 parcels in Incline that would be considered lower-valued parcels, 5 middle-valued parcels, and 5 higher-valued parcels. AI is terrible at giving accurate information so I had to make many corrections. I also made the same proportion of high-cap (2) and low-cap (3) tax cap status properties in each class (though that didn't appear to matter when looking at total "Net Tax").

I then considered what might be the very lowest-valued residences, Incline Apartments (786 Southwood Blvd), and according to the taxes/fees, there are 75 rentals on that parcel each being assessed as if they were a separate parcel. I think it is fair to look at rentals because the taxes and fees are passed onto renters.
I also grabbed the same data from what appeared to be one of the highest assessed valued properties.
I extracted and confirmed "total assessed" values and "net tax" values from these parcels.

Results

A clear correlation was found between higher assessed values and lower "net tax" increases as shown in the following table. This represents a higher cost burden to residents living in lower assessed homes.

Property Class	Averaged Assessed Valued	Average Percent Increase "Net Tax" 2024-2025
Lowest	$18,429	99.64
Lower-valued	$72,796	66.55
Middle-valued	$214,385	20.56
Higher-valued	$1,566,020	7.75
Highest	$15,548,894	3.14

Included next is the full table showing the same correlation.

		*Incline Apartments. Per Unit value							
		2024			2025			Tax Cap Status	Percect Increase “Net Tax” 24’-25’
	Property	Net Tax	IVGID Fee	Total Assessed	Net Tax	IVGID Fee	Total Assessed		
lowest	786 Southwood Blvd	$970.14	$450.00	$17,768.60	$1,936.76	$1,375.00	$18,429.35	high cap	99.64
Lower-valued	807 Alder Ave #42	$1,831.00	$450.00	$62,483.00	$2,867.00	$1,375.00	$65,070.00	high cap	56.58
	810 Alder Ave #48	$1,308.00	$450.00	$62,388.00	$2,258.00	$1,375.00	$68,250.00	low cap	72.63
	806 Oriole Way #15	$1,245.00	$450.00	$63,158.00	$2,237.00	$1,375.00	$69,008.00	low cap	79.68
	321 Ski Way #19	$1,602.00	$450.00	$83,114.00	$2,620.00	$1,375.00	$79,607.00	high cap	63.55
	845 Southwood Blvd #59	$1,590.00	$450.00	$70,465.00	$2,549.00	$1,375.00	$82,044.00	low cap	60.31
	Average	$1,515.20		$68,321.60	$2,506.20		$72,795.80		66.55
Middle-valued	1030 Lucerne Way	$5,062.00	$450.00	$156,585.00	$6,356.00	$1,375.00	$160,650.00	high cap	25.56
	305 Laura Ct	$5,047.00	$450.00	$181,596.00	$6,109.00	$1,375.00	$197,678.00	low cap	21.04
	905 Southwood Blvd	$5,345.00	$450.00	$211,368.00	$6,416.00	$1,375.00	$225,587.00	low cap	20.04
	949 Jennifer St	$6,263.00	$450.00	$218,168.00	$7,362.00	$1,375.00	$233,863.00	high cap	17.55
	900 Donna Dr	$6,279.00	$450.00	$237,823.00	$7,448.00	$1,375.00	$254,145.00	low cap	18.62
	Average	$5,599.20		$201,108.00	$6,738.20		$214,384.60		20.56
Higher-valued	329 Country Club Dr	$19,378.00	$450.00	$619,716.00	$20,871.00	$1,375.00	$630,788.00	low cap	7.70
	629 Tyner Way	$19,630.00	$450.00	$657,764.00	$21,130.00	$1,375.00	$671,139.00	low cap	7.64
	561 Fairview Blvd	$22,247.00	$450.00	$828,196.00	$23,908.00	$1,375.00	$854,755.00	low cap	7.47
	806 Lakeshore Blvd	$39,413.00	$450.00	$1,143,997.00	$42,363.00	$1,375.00	$1,163,802.00	high cap	7.48
	869 Lakeshore Blvd	$119,537.00	$450.00	$4,208,473.00	$129,658.00	$1,375.00	$4,509,618.00	high cap	8.47
	Average						$1,566,020.40		7.75
Highest	1145 Lakeshore Blvd	$411,953.00	$450.00	$15,181,206.00	$424,877.00	$1,375.00	$15,548,894.00	low cap	3.14

Ad Valorem taxes/fees Vs Regressive taxes/fees

Washoe County has a 3% annual cap on how much property taxes can increase on your primary residence and 8% on investment properties.

It appears to me that most general improvement districts in the USA use ad valorem taxing which is also known as a progressive or proportional tax that is based on assessed property values. Under ad valorem, the amount of tax/fee increases as parcel values also increase. IVGID uses a flat fee assessment; the same fee across all parcels despite Incline Village being one of the places in the USA that has the most extreme income inequalities. Incline Village has low-income apartment renters all the way up to many people at the top of the Forbes wealthiest list. A flat or equal fee across all parcels in this case ends up being regressive. A regressive tax is one that has a more impact on a low-income earner's or retired fixed-income peoples’ overall budget than a high-income earner's budget.

IVGID’s Ad Valorem History

IVGID started in 1961 as a traditional public improvement district. It actually used an ad valorem property tax from the beginning. Recreation was added later, and when IVGID bought the beaches in 1968, it created a separate recreation charge to finance that specific acquisition with bonds. In 1976, when IVGID bought the golf courses and ski area, that recreation charge was expanded. Over the next 50 years, the recreation system has grown enormously and the fee changed repeatedly. Today their Recreation and Beach Facility Fees are $1,530, and that money supports not just individual recreation use but operations, capital and debt.

Source: https://www.yourtahoeplace.com/news/history-of-ivgid

Legalese

NRS 318.197 gives a GID authority to establish and change “recreational facilities” rates, tolls or charges, including service charges, standby charges, availability charges and minimum charges. The statute says these are charges “other than special assessments.”

NRS 318.350 permits a GID to defray the expenses of a public improvement through special assessments upon lands that are specially benefited by the improvement.

That's the authority IVGID appears to be using for the Recreational Facility Fee/Beach Facility Fee (RFF/BFF). I want to note that Washoe County as far back as I can see has always put RFF/BFF’s into the “Special Assessment” category.

NRS 318.201 then says that a GID that has adopted rates may elect to have those charges collected on the county tax roll.

However, NRS 318.225 says a GID has the authority to levy general ad valorem taxes against taxable property within the district.
NRS 318.230 explains exactly how that works: the Board fixes a rate of levy, which is imposed on every dollar of assessed valuation of taxable property within the district.
Nevada Constitution Article 10, §1 requires a uniform and equal rate of assessment and taxation. This can fit an ad valorem recreation tax. Example:
Property A: Assessed=$500,000, Rate=0.10%, Tax=$500
Property B: Assessed=$1,000,000, Rate=0.10%, Tax=$1,000
Property C: Assessed=$2,000,000, Rate=0.10%, Tax=$2,000.
The rate is equal, while the dollar amount varies according to assessed value.

When researching for this public comment I found a public comment submitted to the NV Dept of Taxation Jan 21st 2025 https://tax.nv.gov/wp-content/uploads/2025/01/Katz-Public-Comment.pdf
Page 6: Aaron Katz makes a legal case that IVGID has been unable to operate its recreation facilities on a break-even or positive-cash-flow basis and has therefore relied on a financial subsidy, which he says "has become" the RFF. "And because NRS 318.197 only allows GIDs to fix 'rates, tolls and charges' ... IVGID's subsidy has become this disingenuous 'fee.' What it labels a Recreation Facility Fee ('RFF')."

While Nevada law doesn't appear to require ad valorem taxing, it does appear to encourage it with the strong guidance laid out in NRS 318.230 and NRS 318.325. The GID statute, NRS 318.015, dates to 1959, and the original legislation expressly established the GID as a quasi-municipal corporation and declared that the organization of such districts would serve a public use and promote the health, safety, prosperity, security and general welfare of their inhabitants. Having an unfair distribution of cost burden conflicts with the general welfare and prosperity of all inhabitants.

From my experience with Home Owners Association (HOA) boards, special assessments are for one time special circumstances when an emergency cost is found. The definition of "special" is "something different from what is normal, ordinary, or general." The "NOTICE OF TAXES" that Washoe County Treasurer sends out annually has IVGID beach and recreation fees listed under "Special Assessments." Given that IVGID continues to grow it's recreational offerings and these services cover the entire community possibly forever, I would argue that they shouldn't be forever special assessments and should fall under the category of taxes.

Ethics and Discussion
One question I present is whether IVGID is properly exercising its taxing authority rather than disguising a tax as a fee. If it is a genuine NRS 318.197 service/availability charge, then we need to ask whether the amount and allocation bear a rational relationship to the recreational services/availability being charged and funded through this revenue. Should someone with a property worth $100,000 pay the same amount for infrastructure and services benefiting a $10,000,000 property? I argue not. All properties are benefiting from IVGID beach and recreation by proportionally increasing in value.

The main issue I am raising in this complaint is about cost burden and affordability.
Flat special assessments/flat taxes/flat fees/regressive charge (whatever you want to call them) used in this way has significant ethical concerns. It puts a huge cost burden on the lowest earners. Those stuck in the lowest incomes have no other choice than to afford condos. Their income dictates their budget. If you surveyed those people, they would of course upgrade to a nicer home but they can't, they are stuck in condos or rentals in the lowest value houses unless they can move up in income, or inherit wealth.

Think about this: If you want to do a capital improvement project or capital project to your own house, say adding a pool for example, if adding a pool only added 3% to your tax, of course you would be more willing to do it than if it added a 100% tax increase. Money goes into decision making. I know this from my experience being on an HOA Board. Owners that have access to more financial resources want to do unnecessary projects to add value to their homes while owners with less resources are focused on fiscal responsibility and prioritizing the main assets. Wealthier owners can end up adding extraordinary special assessment burdens on homeowners which some can't afford. This forces them to move, or worse, go bankrupt.
In the case of IVGID, adding a dog park, skateboard park, bike park, golf course, or redoing beach and recreation facilities is the lowest priority to me. Not only do I not use most of those things, they add to property values that I don't want. You See, if property values go up, that doesn't help me because it puts upgrading to a nicer home even further out of reach because homes that I would want to upgrade to increase in value exponentially more the higher up in price they are. I only have one home and it isn't an investment.

We saw a huge increase in 2025 fees. IVGID is already on fiscal watch with the State of Nevada as of April 29, 2025. My real concern is if we have an IVGID board in the future that blows it even worse with the budget, decides to purchase more recreational assets, or just decides to change how the beach fee is done, it could severely harm the most vulnerable workers in our community and especially the lowest incomes. I know that many of the people that live in the Incline Apartments never even touch a recreation facility. A 100% increase in annual taxes is a huge blow to someone.

There are different polling agencies but in 2026 there are a significant number of Americans that can be ruined by a large and unexpected cost. A bankrate survey found that in 2026 only "47% of Americans indicate they have sufficient liquidity or access to funds to cover a $1,000 emergency expense " https://www.bankrate.com/banking/savings/emergency-savings-report/
If an IVGID board can easily increase their fee $1,000 or more like they have already done, this has a major impact on the public. Unpaid taxes/fees can accumulate fines and be levied against homes leading people into having foreclosed homes and worse, become a public charge.

Conclusion
As shown, the IVGID RFF/BFF fee increase between 2024 and 2025 impacted residents very differently depending on their financial class. There is a direct correlation between the lowest financial calss having the largest cost burden and the highest having the lowest cost burden.
IVGID's RFF/BFF's do not fit the definition of special assessments and more appropriately seem like a tax.
The IVGID board can change the fee that could significantly harm the lowest income earners. Another thing I realized is that many residents don't know this is happening because the increase is spread out across their monthly mortgage or passed on through higher rents.
Nevada law has clear guidance for General Improvement Districts to use ad valorem taxing.

As a long time resident of Incline Village, am very concerned about the growth and management of IVGID now and into the future. There is a growing affordability problem and also a significantly growing wealth gap. I know there will be push back from high-value property owners and I see this problem only getting worse unless acted on now. I am requesting IVGID and the Nevada Department of Taxation to look into this and ensure fair treatment under the law!

Aaron Vanderpool, Incline Village, NV