



NEVADA DEPARTMENT OF TAXATION  
Division of Local Government Services

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REAL PROPERTY  
TRANSFER TAX  
FY 2021-2022 Report  
July 1, 2021 to June 30, 2022

Including 4<sup>th</sup> Quarter Results (April 1, 2022 to June 30, 2022)

Division of Local Government Services

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## FY 2021-2022 Report

July 1, 2021 to June 30, 2022

Including 4<sup>th</sup> Quarter Results (April 1, 2022 to June 30, 2022)

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# RESULTS

## Background

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

## Tax Totals

The following table shows total tax<sup>5</sup> by County for the 4<sup>th</sup> Quarter (April 1, 2022 to June 30, 2022) of Fiscal Year 2021-2022 (FY21-22). Approximately 93.37% (~\$81.20 million) of the total tax (~\$86.97 million) for the 4<sup>th</sup> Quarter of FY21-22 relates to transactions in Clark County and Washoe County. Approximately 93.22% (~\$311.91 million) of the total tax (~\$334.60 million) for Fiscal Year to Date (FYTD) 21-22 (July 1, 2021 to June 30, 2022) relates to transactions in Clark County and Washoe County.

County	4 <sup>th</sup> Quarter Amount	4 <sup>th</sup> Quarter %	FYTD Amount	FYTD %
<b>Total</b>	<b>\$86,969,060.55</b>	<b>100.00%</b>	<b>\$334,591,152.70</b>	<b>100.00%</b>
Clark	71,481,926.40	82.19%	267,409,758.60	79.92%
Washoe	9,717,820.00	11.17%	44,500,102.95	13.30%
Douglas	1,280,106.75	1.47%	5,742,283.95	1.72%
Lyon	1,170,148.20	1.35%	4,103,283.60	1.23%
Carson City	930,635.55	1.07%	3,457,626.90	1.03%
Nye	747,583.20	0.86%	2,994,560.40	0.89%
Elko	664,905.15	0.76%	2,657,627.70	0.79%
Churchill	294,521.45	0.34%	1,104,722.45	0.33%
Storey	185,680.95	0.21%	958,173.45	0.29%
Humboldt	186,460.95	0.21%	707,087.60	0.21%
White Pine	76,141.65	0.09%	300,169.35	0.09%
Lander	54,820.35	0.06%	183,680.25	0.05%
Lincoln	31,139.55	0.04%	130,295.10	0.04%
Pershing	53,673.75	0.06%	129,698.40	0.04%
Eureka	66,251.25	0.08%	96,304.65	0.03%
Mineral	23,193.30	0.03%	77,262.90	0.02%
Esmeralda	4,052.10	0.00%	38,514.45	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.

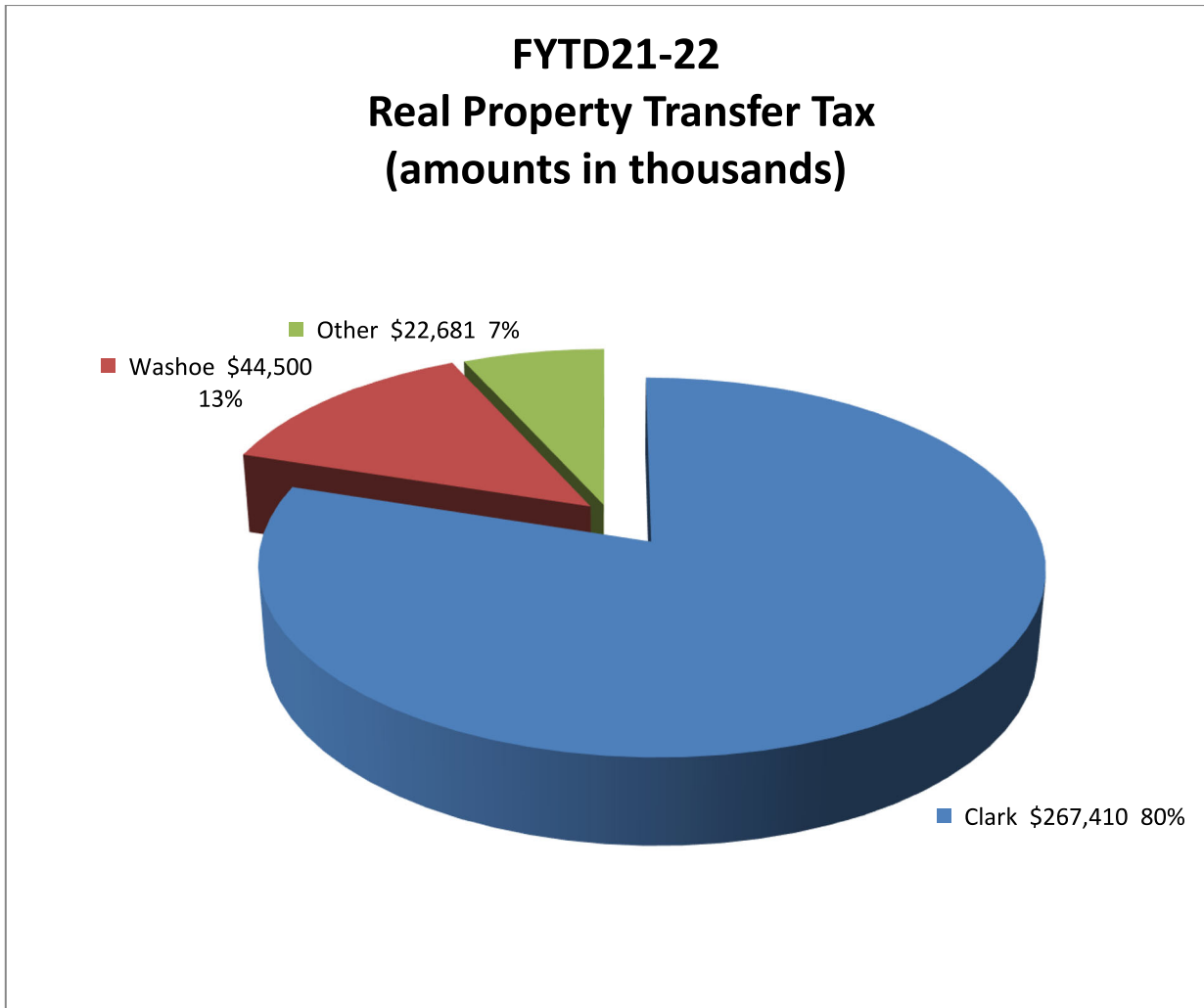
<sup>2</sup> Non-taxable events (Exceptions) are listed in NRS 375.010(1)(b); Exemptions are listed in NRS 375.090.

<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 Reports; minor adjustments for refunds or timing differences are excluded.

The total tax for FYTD21-22 is depicted graphically below:



Transactions in Clark County and Washoe County account for approximately 93.22% of the total Real Property Transfer Tax in FY21-22. Transactions in the other 15 counties account for the remaining 6.78%. The total tax is approximately \$334.60 million.

# Distribution of Tax

The following table shows the distribution of the tax for the 4<sup>th</sup> Quarter (April 1, 2022 to June 30, 2022) of FY21-22. The “Level of Government” heading indicates where the tax is ultimately used.

<i>Level of Govt</i>	<i>State</i>	<i>County</i>	<i>County</i>	<i>County</i>	<i>State</i>	<i>County</i>
	<b>General Fund<sup>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>
<b>Total<sup>12</sup></b>	<b>\$45,976,468.29</b>	<b>\$463,993.05</b>	<b>\$19,648,132.74</b>	<b>\$16,819,268.39</b>	<b>\$3,572,595.81</b>	<b>\$488,602.26</b>
Clark	36,077,357.15	364,414.86	15,417,650.78	16,819,268.39	2,803,235.23	
Washoe	6,100,847.40	61,222.27	2,607,291.11		474,229.62	474,229.62
Douglas	844,870.46	8,534.47	361,055.39		65,646.43	
Lyon	772,297.81	7,801.38	330,041.47		60,007.54	
Carson City	614,219.46	6,204.55	262,486.69		47,724.85	
Nye	493,404.91	4,984.14	210,856.59		38,337.56	
Elko	438,837.40	4,432.92	187,537.16		34,097.67	
Churchill	184,900.57	1,855.49	79,020.11		14,372.65	14,372.65
Humboldt	123,064.23	1,243.14	52,591.50		9,562.09	
Storey	122,549.43	1,237.93	52,371.50		9,522.09	
White Pine	50,253.49	507.64	21,475.83		3,904.70	
Eureka	43,725.83	441.70	18,686.23		3,397.50	
Lander	36,181.43	365.49	15,462.13		2,811.30	
Pershing	35,424.68	357.84	15,138.73		2,752.50	
Lincoln	20,552.10	207.61	8,782.94		1,596.90	
Mineral	15,307.58	154.63	6,541.69		1,189.40	
Esmeralda	2,674.39	27.02	1,142.90		207.80	

<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 amount in the table is 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.

<sup>12</sup> Reported distributions may vary slightly from reported tax totals due to rounding.

The following table shows the distribution for FYTD21-22 (July 1, 2021 to June 30, 2022). The “Level of Government” heading indicates where the tax is ultimately used.

<i>Level of Govt</i>	<i>State</i>	<i>County</i>	<i>County</i>	<i>County</i>	<i>State</i>	<i>County</i>
	<b>General Fund<sup>13</sup></b>	<b>Collection Allowance<sup>14</sup></b>	<b>Consolidated Tax<sup>15</sup></b>	<b>School District<sup>16</sup></b>	<b>Low-Income Housing<sup>17</sup></b>	<b>Local Govt Tax Act<sup>18</sup></b>
<b>Total<sup>19</sup></b>	<b>\$177,834,554.35</b>	<b>\$1,794,416.33</b>	<b>\$75,998,008.63</b>	<b>\$62,919,911.74</b>	<b>\$13,818,746.17</b>	<b>\$2,225,515.48</b>
Clark	134,963,309.62	1,363,254.95	57,676,541.19	62,919,911.74	10,486,741.09	
Washoe	27,937,164.63	280,350.65	11,939,377.62		2,171,605.02	2,171,605.02
Douglas	3,789,907.41	38,283.81	1,619,616.93		294,475.81	
Lyon	2,708,167.18	27,356.59	1,157,335.24		210,424.59	
Carson City	2,282,033.75	23,052.00	975,227.12		177,314.02	
Nye	1,976,409.86	19,964.73	844,618.76		153,567.05	
Elko	1,754,034.28	17,718.40	749,586.55		136,288.46	
Churchill	693,544.75	6,959.75	296,397.03		53,910.46	53,910.46
Storey	632,394.48	6,388.14	270,253.78		49,137.05	
Humboldt	466,677.82	4,714.15	199,434.76		36,260.87	
White Pine	198,111.77	2,001.23	84,663.07		15,393.28	
Lander	121,228.97	1,224.60	51,807.20		9,419.49	
Lincoln	85,994.77	868.68	36,749.86		6,681.79	
Pershing	85,600.94	864.70	36,581.56		6,651.19	
Eureka	63,561.07	642.06	27,162.82		4,938.70	
Mineral	50,993.51	515.11	21,792.08		3,962.20	
Esmeralda	25,419.54	256.78	10,863.04		1,975.10	

<sup>13</sup> Per NRS 375.023, the tax rate includes \$1.30 per \$500 of value or fraction thereof for the State General Fund. The amount in the table is net of the Collection Allowance per NRS 375.023(4).

<sup>14</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>15</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).

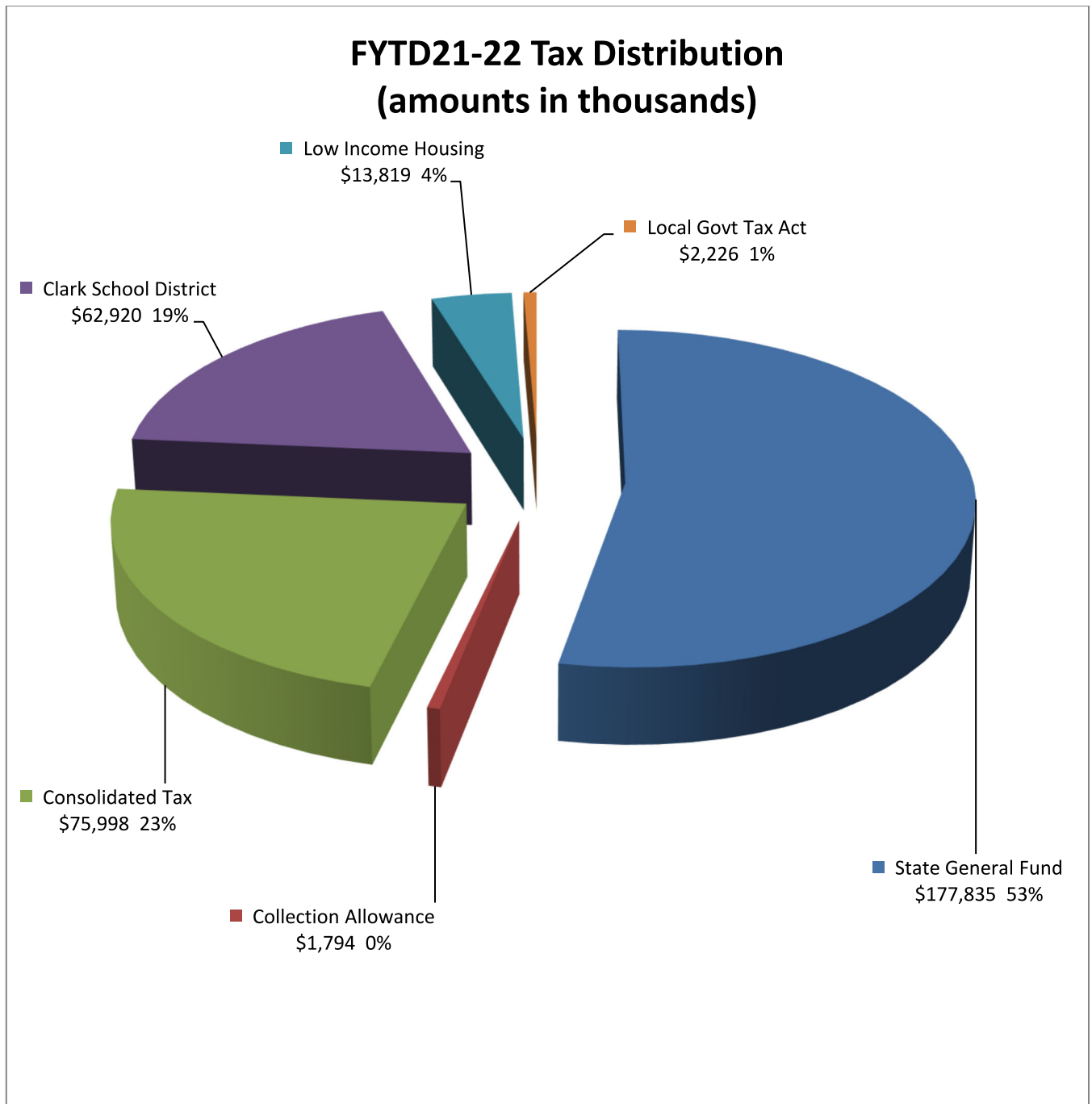
<sup>16</sup> Ultimately distributed to the County School District. See previous note.

<sup>17</sup> Ultimately distributed to the State account for Low-Income Housing, created pursuant to NRS 319.500. See Note 8.

<sup>18</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.

<sup>19</sup> Reported distributions may vary slightly from reported tax totals due to rounding.

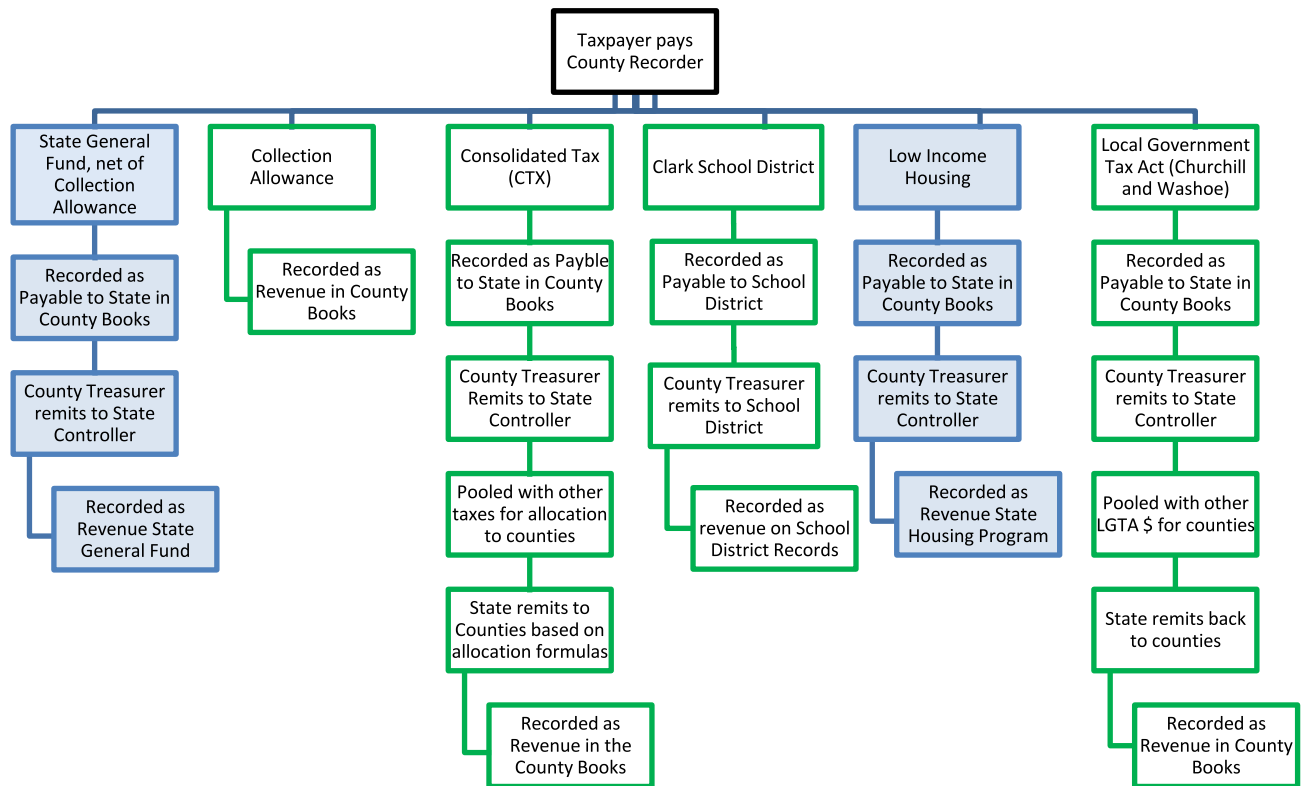
The total tax for FYTD21-22 is depicted graphically below:



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



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



See the distribution table and graph on the prior two pages for amounts distributed per the above flowchart for FYTD21-22.

## Exemptions

The total number of deeds filed with the County Recorders for the 4<sup>th</sup> Quarter of FY21-22 (April 1, 2022 to June 30, 2022) 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, and a Death of Grantor Affidavit recorded in the office of the county recorder pursuant to [NRS 111.699](#).
  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, 1122](#), [2053](#); [1993, 2308](#), [2624](#); [1995, 716](#), [1037](#); [2001, 1593](#); [2003, 3486](#); [2003, 20th Special Session, 172](#), [174](#); [2005, 962](#), [2057](#), [2488](#); [2007, 3393](#); [2009, 1112](#); [2011, 1354](#); [2017, 525](#); [2021, 994](#))

Number of Exemptions for the 4<sup>th</sup> Quarter of FY21-22, 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.

County	% of Total Transfers	Total Transfers	Exempt Transfers	% of Total Exemptions	% of Transfers Exempted
<b>Total</b>	<b>100.00%</b>	<b>61,839</b>	<b>22,442</b>	<b>100.00%</b>	<b>36.29%</b>
Clark	76.00%	46,998	15,786	70.34%	33.59%
Washoe	10.44%	6,454	3,028	13.49%	46.92%
Nye	3.19%	1,974	812	3.62%	41.13%
Douglas	2.06%	1,276	522	2.33%	40.91%
Lyon	2.00%	1,234	556	2.48%	45.06%
Elko	1.86%	1,153	407	1.81%	35.30%
Carson City	1.19%	738	350	1.56%	47.43%
Humboldt	0.81%	503	258	1.15%	51.29%
Churchill	0.71%	438	242	1.08%	55.25%
White Pine	0.44%	275	146	0.65%	53.09%
Pershing	0.30%	184	66	0.29%	35.87%
Storey	0.21%	130	48	0.21%	36.92%
Lander	0.20%	123	49	0.22%	39.84%
Lincoln	0.16%	101	56	0.25%	55.45%
Mineral	0.16%	101	45	0.20%	44.55%
Eureka	0.14%	89	26	0.12%	29.21%
Esmeralda	0.11%	68	45	0.20%	66.18%

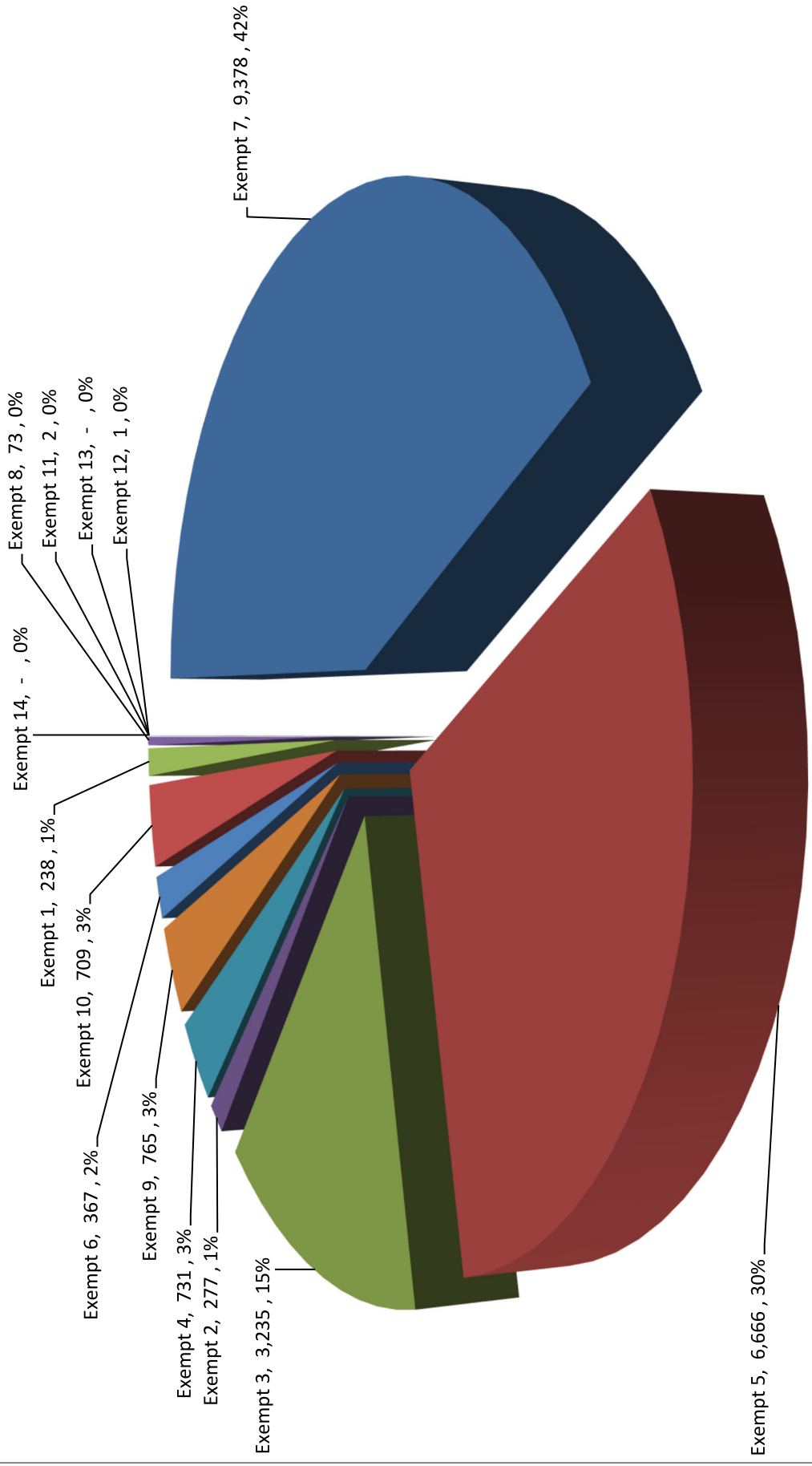
For the 4<sup>th</sup> Quarter of FY21-22, per the tables under the heading "Tax Totals," transactions in Clark County and Washoe County account for 93.37% of the tax dollars. The above table indicates that transactions in Clark County and Washoe County account for 86.44% of the total number of transfers. Transactions in the other 15 counties account for 13.56% 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 FY21-22. 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>238</b>	<b>277</b>	<b>3,235</b>	<b>731</b>	<b>6,666</b>	<b>367</b>	<b>9,378</b>	<b>73</b>	<b>765</b>	<b>709</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>
Clark	178	82	2,140	487	5,129	255	6,583	3	555	373	1	0	0	0
Washoe	26	38	395	107	602	45	1,582	1	112	118	1	1	0	0
Nye	4	7	151	21	265	11	287	6	20	40	0	0	0	0
Lyon	6	10	111	24	158	10	182	0	26	29	0	0	0	0
Douglas	2	3	81	14	76	11	293	1	7	34	0	0	0	0
Elko	6	5	80	19	117	10	116	10	14	30	0	0	0	0
Carson City	6	0	44	18	77	7	161	0	10	27	0	0	0	0
Humboldt	0	50	65	8	66	6	25	12	7	19	0	0	0	0
Churchill	4	30	71	12	53	3	43	1	5	20	0	0	0	0
White Pine	0	48	22	1	39	1	24	2	2	7	0	0	0	0
Pershing	1	0	28	5	14	2	9	4	3	0	0	0	0	0
Lincoln	0	2	9	2	19	2	18	0	0	4	0	0	0	0
Lander	4	0	4	3	10	2	14	8	2	2	0	0	0	0
Storey	0	1	16	2	9	1	18	0	0	1	0	0	0	0
Esmeralda	0	0	4	7	9	0	5	18	0	2	0	0	0	0
Mineral	0	0	9	0	18	1	11	4	0	2	0	0	0	0
Eureka	1	1	5	1	5	0	7	3	2	1	0	0	0	0

The following chart shows the number of exemptions by category for the 4<sup>th</sup> Quarter of FY21-22.

### Number of Exempt Transfers by Transfer Type - 4th Quarter FY21-22



Number of Exemptions for FYTD21-22, 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.

County	% of Total Transfers	Total Transfers	Exempt Transfers	% of Total Exemptions	% of Transfers Exempted
<b>Total</b>	<b>100.00%</b>	<b>247,613</b>	<b>93,112</b>	<b>100.00%</b>	<b>37.60%</b>
Clark	76.08%	188,389	66,058	70.94%	35.06%
Washoe	10.90%	26,992	13,165	14.14%	48.77%
Nye	2.93%	7,262	3,019	3.24%	41.57%
Douglas	2.23%	5,520	2,209	2.37%	40.02%
Lyon	2.04%	5,055	2,242	2.41%	44.35%
Elko	1.67%	4,142	1,512	1.62%	36.50%
Carson City	1.16%	2,869	1,427	1.53%	49.74%
Churchill	0.65%	1,620	822	0.88%	50.74%
Humboldt	0.65%	1,613	790	0.85%	48.98%
Pershing	0.34%	840	346	0.37%	41.19%
White Pine	0.33%	810	402	0.43%	49.63%
Storey	0.23%	572	258	0.28%	45.10%
Mineral	0.20%	493	212	0.23%	43.00%
Lincoln	0.20%	484	226	0.24%	46.69%
Lander	0.17%	416	180	0.19%	43.27%
Esmeralda	0.11%	280	154	0.17%	55.00%
Eureka	0.10%	256	90	0.10%	35.16%

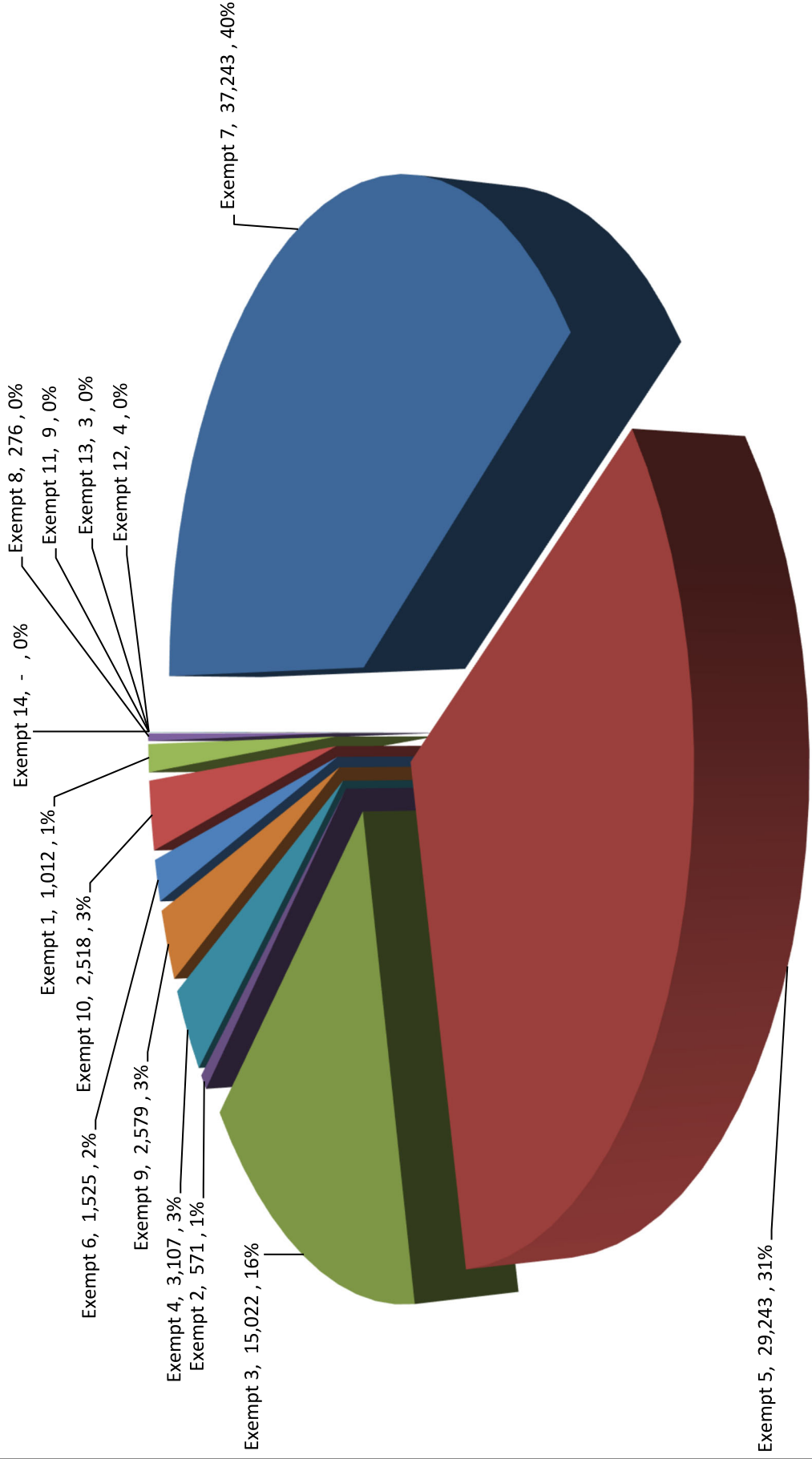
For FYTD21-22, per the tables under the heading "Tax Totals," transactions in Clark County and Washoe County account for 93.22% of the tax dollars. The above table indicates that transactions in Clark County and Washoe County account for 86.98% of the total number of transfers. Transactions in the other 15 counties account for 13.02% 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 FYTD21-22. 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>1,012</b>	<b>571</b>	<b>15,022</b>	<b>3,107</b>	<b>29,243</b>	<b>1,525</b>	<b>37,243</b>	<b>276</b>	<b>2,579</b>	<b>2,518</b>	<b>9</b>	<b>4</b>	<b>3</b>	<b>0</b>
Clark	721	274	10,258	2,135	22,721	1,014	25,694	9	1,919	1,302	7	2	2	0
Washoe	106	78	2,039	473	2,839	260	6,606	5	351	404	2	1	1	0
Nye	91	14	543	92	942	40	1,090	37	37	133	0	0	0	0
Lyon	16	27	479	102	634	37	793	1	52	101	0	0	0	0
Douglas	12	9	391	71	354	27	1,177	10	40	117	0	1	0	0
Elko	10	7	296	49	475	47	454	29	49	96	0	0	0	0
Carson City	13	0	182	64	309	28	696	0	31	104	0	0	0	0
Churchill	12	38	195	31	196	13	209	8	21	99	0	0	0	0
Humboldt	3	53	223	32	237	14	93	31	26	78	0	0	0	0
White Pine	3	50	86	4	140	13	73	8	10	15	0	0	0	0
Pershing	9	0	109	11	91	7	59	31	18	11	0	0	0	0
Storey	5	6	66	7	53	5	100	0	2	14	0	0	0	0
Lincoln	0	5	39	9	73	10	67	2	2	19	0	0	0	0
Mineral	0	0	64	6	76	3	27	22	3	11	0	0	0	0
Lander	8	4	24	5	57	7	47	20	6	2	0	0	0	0
Esmeralda	1	0	12	14	24	0	35	56	6	6	0	0	0	0
Eureka	2	6	16	2	22	0	23	7	6	6	0	0	0	0

The following chart shows the number of exemptions by category for FYTD21-22.

### Number of Exempt Transfers by Transfer Type - FYTD21-22





# Historical Trends

The following table shows the tax for the last ten fiscal years<sup>20</sup> sorted by FY21-22 total.

	FY12-13	FY13-14	FY14-15	FY15-16 <sup>21</sup>	FY16-17	FY17-18 <sup>22</sup>	FY18-19	FY19-20 <sup>23</sup>	FY20-21	FY21-22
<b>Total</b>	<b>\$103,806,790.53</b>	<b>\$113,251,556.14</b>	<b>\$120,225,322.55</b>	<b>\$142,627,333.40</b>	<b>\$157,638,265.20</b>	<b>\$193,357,159.41</b>	<b>\$189,963,923.47</b>	<b>\$187,617,123.55</b>	<b>\$248,612,821.24</b>	<b>\$334,591,152.70</b>
Clark	83,853,906.75	90,636,710.40	94,168,621.05	112,929,909.45	123,714,132.30	151,322,638.05	150,622,372.35	145,736,284.20	185,035,922.85	267,409,758.60
Washoe	12,686,613.60	14,885,138.14	17,482,779.25	20,744,198.05	23,367,835.20	28,364,200.00	25,785,705.65	27,285,908.35	42,671,881.60	44,500,102.95
Douglas	2,237,118.00	2,508,009.85	2,507,451.50	2,651,994.05	2,955,353.70	3,631,227.60	3,726,034.65	3,790,903.35	7,619,408.55	5,742,283.95
Lyon	1,074,019.05	1,366,253.85	1,407,088.80	1,573,053.30	1,730,024.40	2,530,900.46	2,721,012.45	2,320,850.95	3,663,767.84	4,103,283.60
Carson City	950,829.75	1,022,137.35	1,118,584.35	1,268,476.95	1,919,884.20	2,112,372.60	1,845,819.30	2,099,332.95	3,081,959.40	3,457,626.90
Nye	689,625.30	620,380.80	655,240.95	891,566.40	1,220,425.05	1,425,040.50	1,667,723.85	1,576,695.90	2,065,619.40	2,994,560.40
Elko	1,037,288.85	983,363.55	1,039,336.35	995,749.95	1,156,170.60	1,344,747.30	1,454,471.44	1,904,937.45	1,791,406.30	2,657,627.70
Churchill	337,844.10	264,390.55	326,661.35	453,173.00	513,838.65	624,792.85	707,360.70	718,438.90	828,460.35	1,104,722.45
Storey	112,557.90	207,376.65	495,855.75	217,955.40	345,655.05	1,096,290.00	453,107.40	470,215.20	484,424.85	958,173.45
Humboldt	396,148.35	331,244.55	444,299.70	316,017.00	300,247.35	322,662.60	417,861.60	721,917.05	628,691.70	707,087.60
White Pine	111,198.75	111,664.80	101,031.45	174,396.30	113,415.90	123,592.95	200,110.95	148,320.90	166,471.20	300,169.35
Lander	91,143.98	79,066.65	136,217.25	94,953.30	72,288.45	97,209.35	89,173.50	189,372.30	150,391.80	183,680.25
Lincoln	59,434.05	42,098.55	115,796.85	90,784.20	78,563.55	75,583.95	75,942.73	78,982.80	128,450.40	130,295.10
Pershing	89,704.90	61,206.60	162,805.50	86,219.25	71,804.85	140,985.00	100,865.70	230,384.60	176,518.95	129,698.40
Eureka	29,653.65	32,365.75	29,782.35	74,856.60	37,857.30	75,972.00	32,175.00	308,585.55	31,044.00	96,304.65
Mineral	40,969.50	28,048.80	26,947.05	58,026.15	26,902.20	41,449.20	37,001.25	28,468.05	51,855.15	77,262.90
Esmeralda	8,734.05	72,099.30	6,823.05	6,004.05	13,866.45	27,495.00	27,184.95	7,525.05	36,546.90	38,514.45

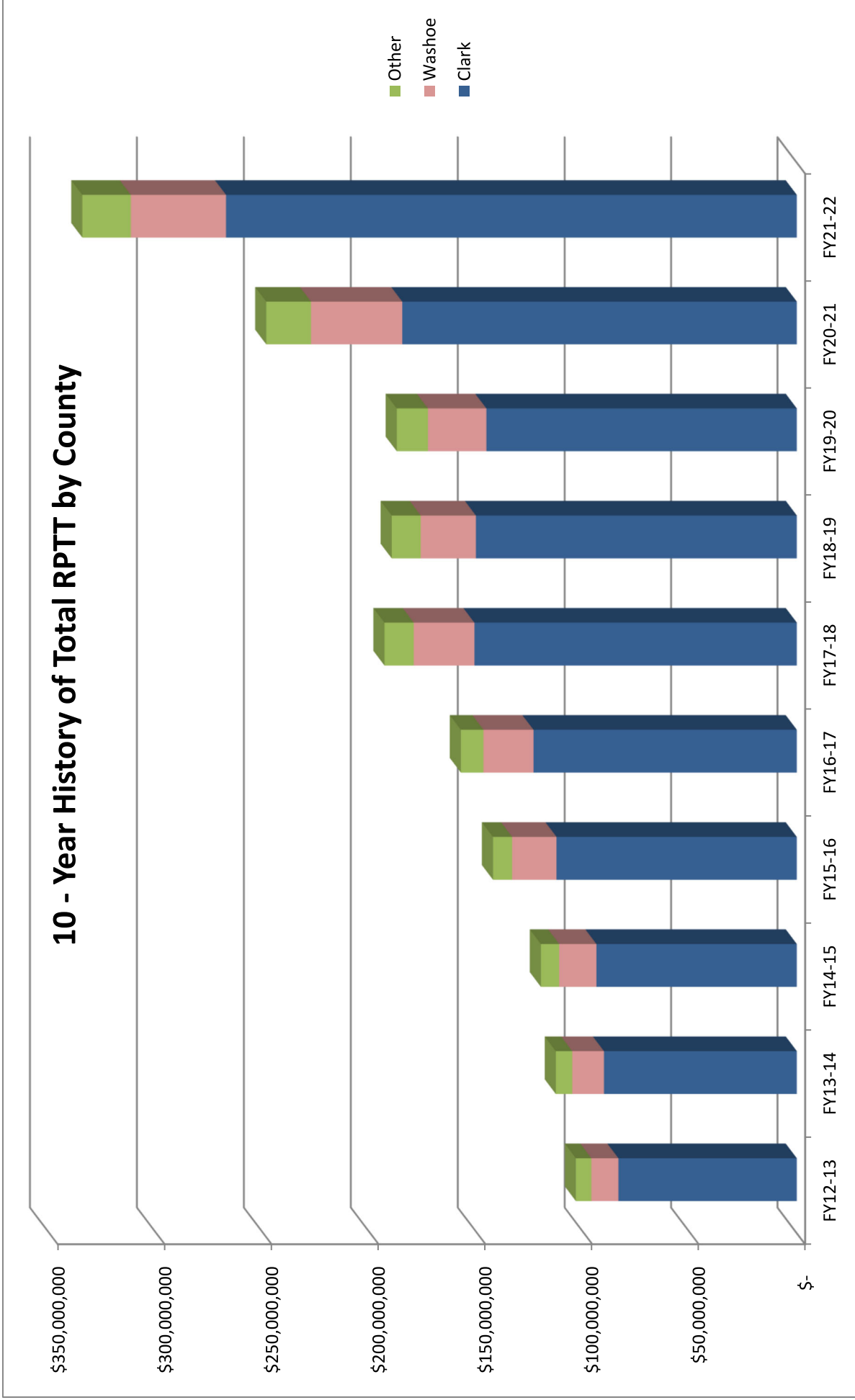
<sup>20</sup> Amounts in table are calculated from Recorders Monthly Report; minor adjustments for refunds and timing differences are excluded.

<sup>21</sup> Total Amount varies from prior year's Annual Report due to corrections made in Clark, Washoe, Douglas, and Nye Counties.

<sup>22</sup> Total Amount varies from last year's Annual Report due to inclusion of Esmeralda County's RPTT collections for April-June 2018.

<sup>23</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.



Real Property Transfer Tax FY21-22 Report

The following table shows the distribution of the tax over the last ten fiscal years.<sup>24</sup>

	FY12-13	FY13-14	FY14-15 <sup>25</sup>	FY15-16 <sup>26</sup>	FY16-17	FY17-18 <sup>27</sup>	FY18-19	FY19-20 <sup>28</sup>	FY20-21	FY21-22
<b>Total</b>	<b>\$103,806,790.53</b>	<b>\$113,251,556.14</b>	<b>\$120,225,322.55</b>	<b>\$142,627,333.40</b>	<b>\$157,638,265.20</b>	<b>\$193,357,159.41</b>	<b>\$189,963,923.47</b>	<b>\$187,617,123.55</b>	<b>\$248,612,821.24</b>	<b>\$334,591,152.70</b>
NV General Fund	55,071,139.29	60,182,938.16	64,151,427.06	75,914,147.34	84,060,202.67	103,182,781.89	101,132,362.06	100,293,591.04	133,948,782.40	177,834,554.35
Consolidated Tax	23,534,674.91	25,719,204.34	27,415,274.30	32,442,103.52	35,923,345.05	44,095,425.65	43,219,154.68	42,860,721.03	57,243,412.62	75,998,008.63
Clark School Dist.	19,730,331.00	21,326,284.80	22,157,311.52	26,571,730.11	29,109,193.05	35,605,308.80	35,440,540.48	34,290,873.25	43,537,842.43	62,919,911.74
Low Income Housing	4,279,031.80	4,676,218.97	4,984,953.38	5,898,990.75	6,531,996.48	8,017,932.22	7,858,564.59	7,793,420.53	10,408,751.41	13,818,746.17
Local Gov't Tax Act	556,274.13	607,908.47	647,255.59	765,929.97	848,102.27	1,041,048.00	1,020,440.02	1,011,905.54	1,351,215.69	1,794,416.33
Collection Allowance	635,339.40	739,001.40	869,100.70	1,034,431.71	1,165,425.68	1,414,662.85	1,292,861.64	1,366,612.15	2,122,816.69	2,225,515.48

<sup>24</sup> Amounts in table are calculated from Recorders 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.

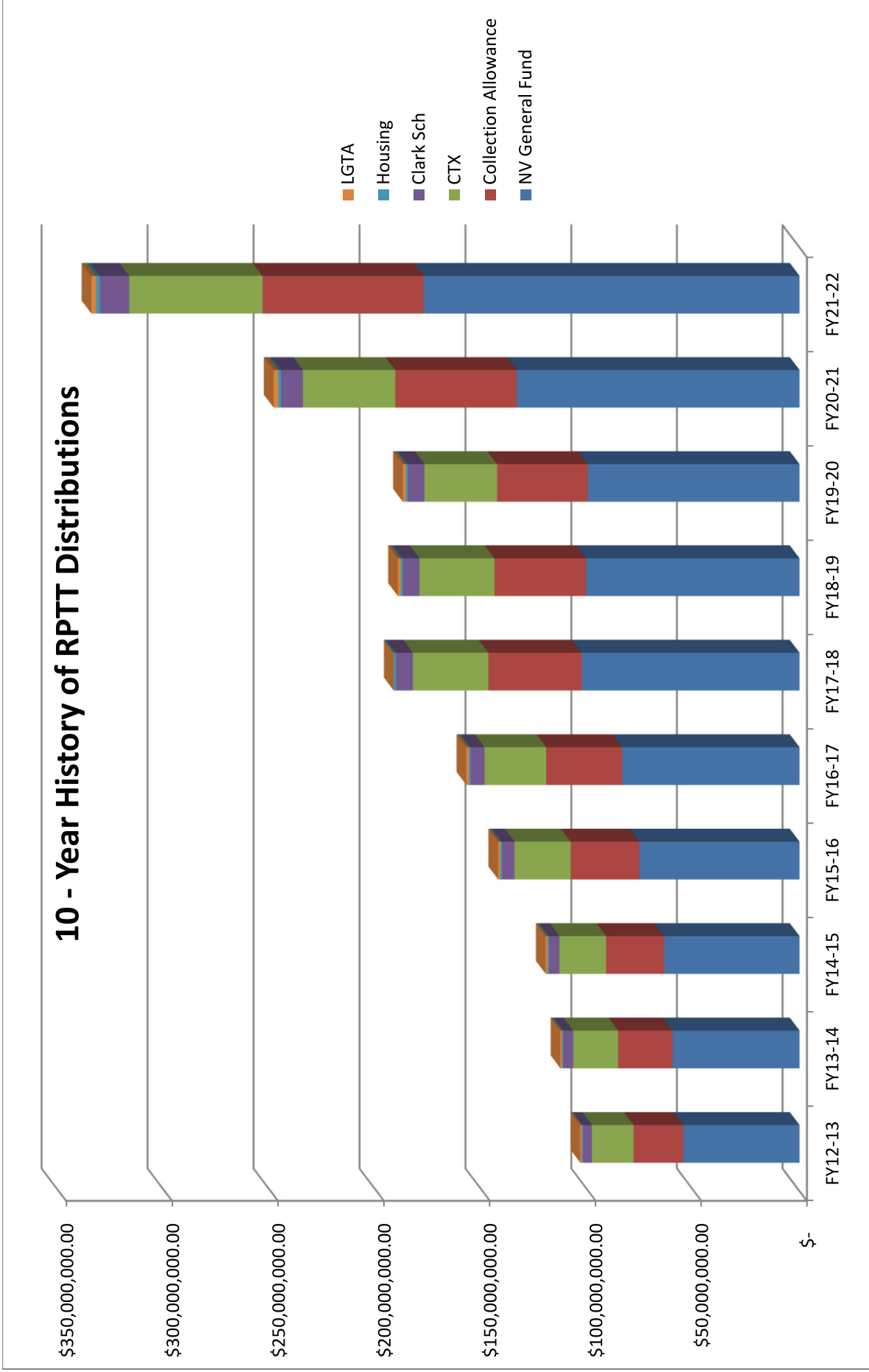
<sup>25</sup> Total Amount varies from prior year's Annual Report due to correction of the amounts distributed to each fund.

<sup>26</sup> Total Amount and distributions vary from prior year's Annual Report due to corrections made in Clark, Washoe, Douglas, and Nye Counties.

<sup>27</sup> Total Amount varies from last year's Annual Report due to inclusion of Esmeralda County's RPTT collections for April-June 2018.

<sup>28</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.



Real Property Transfer Tax FY21-22 Report

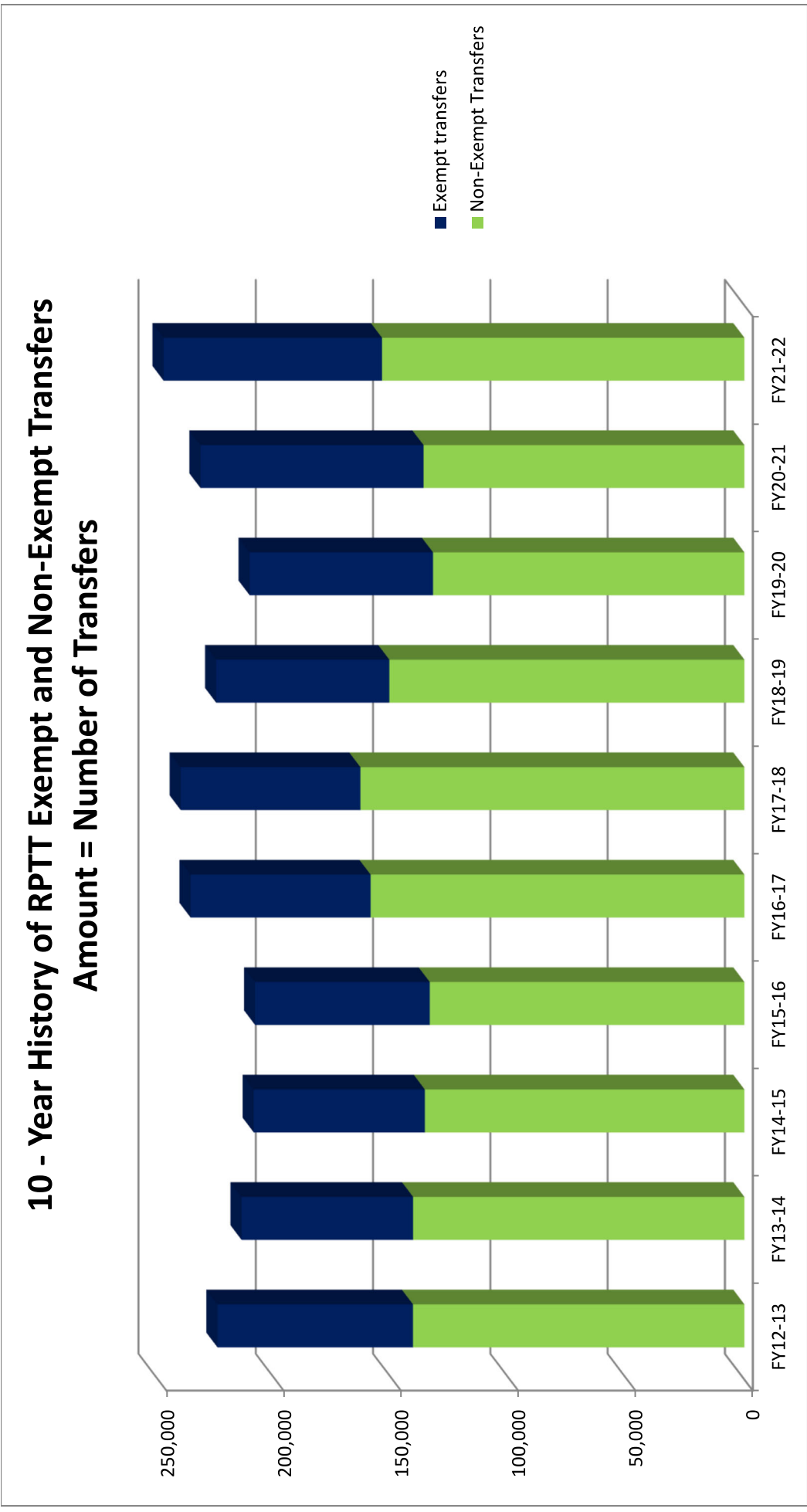
The following table shows the total number of transfers and the exempt transfers over the last ten years sorted by the FY21-22 total transfers.

	FY12-13		FY13-14		FY14-15		FY15-16		FY16-17		FY17-18 <sup>29</sup>		FY18-19		FY19-20 <sup>30</sup>		FY20-21		FY21-22	
	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans	Total Trans	Exempt Trans
<b>Total</b>	<b>224,646</b>	<b>83,352</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>
Clark	176,144	60,095	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
Washoe	24,001	11,619	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
Nye	3,554	2,049	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
Douglas	6,268	2,325	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
Lyon	3,591	1,628	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
Elko	3,249	1,283	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
Carson City	2,317	1,344	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
Churchill	1,359	831	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
Humboldt	683	652	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
Pershing	876	269	716	283	777	320	662	315	689	267	715	250	1,030	351	849	316	1,035	394	840	346
White Pine	558	320	595	355	556	328	664	382	592	290	596	281	640	302	641	322	715	312	810	402
Storey	397	202	395	176	435	184	428	222	423	205	532	250	489	258	385	219	561	297	572	258
Mineral	328	170	319	161	301	166	342	157	353	195	274	117	321	149	244	132	345	144	493	212
Lincoln	396	188	325	191	394	246	436	217	355	193	329	139	377	185	429	206	515	235	484	226
Lander	442	162	450	195	414	189	409	172	386	188	336	145	330	149	381	173	460	209	416	180
Esmeralda	231	127	232	146	219	113	230	142	264	152	332	172	260	151	226	136	279	170	280	154
Eureka	252	88	287	89	206	71	211	107	220	99	227	87	281	94	339	123	337	147	256	90

<sup>29</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>30</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.



## Reconciliation

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

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

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

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

During the Department’s reconciliation process 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 that may impact total tax. During the 4th Quarter of FY21-22, permanent 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.

Esmeralda County had distribution discrepancies in FY17-18; FY18-19; FY19-20; and FY20-21 that remain uncorrected as of the FY21-22 Annual Report date.

For the 2<sup>nd</sup> Quarter FY20-21, the expected RPTT revenue transfer from Esmeralda County to the State in January 2022, for portions of the amounts collected in the 2<sup>nd</sup> Quarter FY21-22 was \$23,761.19 per County Recorder’s monthly RPTT reports for October, November, and December. The actual RPTT revenue transfer by the County Treasurer in February 2022 was \$10,382.33, which was \$13,378.86 less than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, and Low Income Housing. These distribution discrepancies remain uncorrected as of FY21-22 Annual Report date.

For the 3<sup>rd</sup> Quarter FY20-21, the expected RPTT revenue transfer from Esmeralda County to the State in April 2022, for portions of the amounts collected in the 3<sup>rd</sup> Quarter FY21-22 was \$6,109.31 per County Recorder’s monthly RPTT reports for January, February, and March. The actual RPTT revenue transfer by the County Treasurer in April 2022 was \$7,937.84, which was \$1,828.53 more than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, and Low Income Housing. These distribution discrepancies remain uncorrected as of the FY21-22 Annual Report date.

For the 4<sup>th</sup> Quarter FY20-21, the expected RPTT revenue transfer from Esmeralda County to the State in July

2022, for portions of the amounts collected in the 4th Quarter FY21-22 was \$3,941.10 per County Recorder's monthly RPTT reports for April, May, and June. The actual RPTT revenue transfer by the County Treasurer in July 2022 was \$4,133.57, which was \$192.47 more than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, and Low Income Housing. These distribution discrepancies remain uncorrected as of the FY21-22 Annual Report date.

Carson City had distribution discrepancies in FY20-21 that remain uncorrected as of the FY21-22 Annual Report date.

For the 1<sup>st</sup> Quarter FY21-22, the expected RPTT revenue transfer from Carson City to the State in October 2021, for portions of the amounts collected in the 1<sup>st</sup> Quarter FY21-22 was \$976,941.39 per County Recorder's monthly RPTT reports for July, August, and September. The actual RPTT revenue transfer by the County Treasurer in October 2021 was \$974,140.54, which was \$2,800.85 less than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, and Low Income Housing. These distribution discrepancies remain uncorrected as of the FY21-22 Annual Report date.

For the 2<sup>nd</sup> Quarter FY21-22, the expected RPTT revenue transfer from Carson City to the State in January 2022, for portions of the amounts collected in the 2<sup>nd</sup> Quarter FY21-22 was \$908,100.52 per County Recorder's monthly RPTT reports for October, November, and December. The actual RPTT revenue transfer by the County Treasurer in January 2022 was \$910,492.47, which was \$2,391.95 more than expected. In addition, the RPTT revenue received was improperly distributed to the Consolidated Tax, and Low Income Housing. These distribution discrepancies remain uncorrected as of the FY21-22 Annual Report date.

For the 3<sup>rd</sup> Quarter FY20-21, the expected RPTT revenue transfer from Washoe County to the State in April 2022, for portions of the amounts collected in March 2021 for the 3<sup>rd</sup> Quarter FY 21-22 was \$2,543,754.67 per the County Recorder's monthly RPTT report for March 2021. The actual RPTT revenue transfer by the County Treasurer in April 2022 was \$3,629,086.59 which was \$1,085,331.92 more than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, Low Income Housing and Local Government Tax Act. These distribution discrepancies were corrected on August 3, 2022.

For the 4<sup>th</sup> Quarter FY21-22, the expected RPTT revenue transfer from Mineral County to the State in July 2022, for portions of the amounts collected in the 4<sup>th</sup> Quarter FY21-22 was \$23,038.67 per County Recorder's monthly RPTT reports for April, May, and June. The actual RPTT revenue transfer by the County Treasurer in July 2022 was \$21,831.51, which was \$1,207.16 less than expected. In addition, the RPTT revenue received was improperly distributed to the General Fund, Consolidated Tax, and Low Income Housing. These distribution discrepancies remain uncorrected as of the FY21-22 Annual Report date.



# 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>31</sup> (consolidated tax \$0.55) and State revenue<sup>32</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.

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<sup>31</sup> The County Revenue is based on \$0.55 per \$500 of value, or fraction thereof, and is part of the Consolidated Tax.

<sup>32</sup> The State Revenue is based on \$0.10 per \$500 of value, or fraction thereof, and is part of the Low Income Housing program created pursuant to NRS 319.

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

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

## Collection Allowance

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

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

## Distribution of the Tax

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

NRS 375.070 requires the tax imposed by NRS 375.020 (the \$0.65 per \$500 of value 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.