

SB 6 -- Redline

Reprint 1 to Enrolled -- Revises the Windsor Park Environmental Justice Act. (BDR S-12)

Deletions ~~struck~~ · Insertions underlined

~~(Reprinted Senate with Bill amendments No. adopted on November 16, 2025) FIRST REPRINT S.B.~~

~~66-Select SENATE Committee BILL on NO Jobs and Economy CHAPTER.....~~

~~6-ELECT COMMITTEE ON JOBS AND E CONOMY N OVEMBER 14, 2025 Referred to Select Committee~~

~~Public Safety and Security SUMMARY--Revises the Windsor Park Environmental Justice Act.~~

~~(BDR S-12) FISCAL NOTE:~~

~~Effect on Local Government:~~

~~No.~~

~~Effect on the State:~~

~~Contains Appropriation not included in Executive Budget.~~

~~EXPLANATION -- Matter in bolded italics is new;~~

~~matter between brackets [omitted material] is material to be omitted.~~

~~requiring the Housing Division of the Department of Business and Industry to adopt certain regulations and provide quarterly reports to of the Windsor Interim Park Finance neighborhood Committee; for the purposes of rles determining eligibility to participate in the program established by the Act;~~

~~revising clarifying certain the requirements boundaries toof be the eligible Windsor Park neighborhood for the purposes of determining eligibility to acquire participate a in new the single-family program residence established under by the Act;~~

~~revising certain requirements to be eligible to acquire a new single- family residence under the Act;~~

~~Legislative *SB6 R1* Counsel's --Digest: 2 -- Log Existing law contains the Windsor Park Environmental Justice Act, which establishes a program for the relocation of persons residing in the Windsor Park neighborhood of the City of North Las Vegas whose residences have been damaged by the sinking of the ground beneath the residences.~~

~~(Chapter Existing 531, law Statutes contains of the Nevada Windsor 2023, Park at Environmental page Justice 3538) Under the Act, the which Housing neighborhood Division of the Department City of Business North and Las Industry Vegas is whose required residences to have establish been and damaged drk administer a program by which the owners sinking of a single-family residence in the Windsor ground Park beneath neighborhood who owns the residence residences. on July 1, 2023, may exchange the residence with the Act.~~

~~(Chapter 531, Statutes of Nevada 2023, at page 3538) Under the Act, the Housing Division of the Department of Business and Industry is required to establish and administer a program by which the owner of a single-family residence in the Windsor Park in the Windsor Park neighborhood for a new residence constructed in accordancee with the Act.~~

~~and (2) provide quarterly reports to the Interim Finance FinSection Committee2 concerning of this bill clarifies the implementation boundaries of the provisions Windsor Park neighborhood for the purposes of determining the Act. owners of single-family residences or vacant lots who are eligible to participate in the program.~~

~~Section 23 of this bill bill: clarifies the boundaries of the Windsor Park neighborhood for the purposes of determining the owners of single-family residences or vacant lots who are eligible to participate in the program.~~

~~(1) requires that, to be eligible to participate in the program, an owner of a single-family residence or vacant lot in the Windsor Park Park - 36th Special Session (2025) - 2 - neighborhood must have owned that single-family residence or lot on August 1, 2025, rather than July 1, 2023;~~

~~(2) authorizes a person who is the owner of a vacant lot in the Windsor Park neighborhood and who was the owner, or is the descendant of the former owner, of a single-family residence that was formerly located on that vacant lot in the Windsor Park neighborhood to participate in the program by exchanging the vacant lot for another vacant lot in an area as near as reasonably practicable in the Windsor Park neighborhood to establish that he or she is the owner of ades single-family residence or a vacant lot in the Windsor Park neighborhood; neighborhood, and, thus, is eligible to participate in the program, by executing an affidavit, under penalty of perjury, or presenting certain other documentation to establish inheritance or ownership of the property;~~

~~(3) authorizes a person who resides in the Windsor Park neighborhood to establish that he or she is the owner of a thus, is eligible to participate in the program, by executing an affidavit, under penalty of perjury, or presenting certain other documentation to establish inheritance or ownership of the property;~~

~~(7) provides an exemption from taxes on the transfer of real property for Housing certain Division transfers toof file a lien on the single-family residence acquired pursuant too the Act to secure repayment of certain amounts if the new Act; residence is sold within 5 years after the filing of the~~

lien;

~~(9)(8) authorizes~~ requires the Housing Division to file a mortgage lien on ~~a~~ the single-family residence ~~in~~ ~~acquired~~ ~~the~~ ~~pursuant~~ ~~Windsor~~ ~~to~~ ~~Park~~ ~~the~~ ~~neighborhood~~ ~~Act~~ ~~to~~ ~~be~~ ~~secure~~ ~~transferred~~ ~~repayment~~ ~~to~~ ~~of~~ ~~certain~~ ~~amounts~~ ~~if~~ the new residence ~~acquired~~ ~~is~~ ~~under~~ ~~sold~~ within 5 years after the ~~Act~~; ~~filing of the lien~~;

~~(10)(9) limits~~ authorizes a mortgage on a single-family residence in the ~~amount~~ Windsor of Park ~~any~~ ~~neighborhood~~ ~~assistance~~ ~~to~~ ~~provided~~ ~~be~~ ~~transferred~~ ~~to~~ ~~pay~~ ~~the~~ ~~off~~ ~~new~~ ~~residence~~ a mortgage on a single-family residence in the Windsor Park neighborhood to ~~the~~ ~~they~~ ~~off~~ payoff amount on May 25, 2025, unless certain circumstances exist authorizing an additional amount to be paid off;

(11) authorizes the closing of the transaction for the exchange of a single-family residence or vacant lot under the Act to be an escrow process with the issuance of certain title insurance and provides for the payment of certain fees and charges associated with such a transaction;

(12) ~~the~~ expresses the intent of the Legislature that because of the circumstances existing in the Windsor Park neighborhood, for the purposes of federal income taxation, the exchange of a single-family residence or vacant lot under the Act be considered an involuntary exchange as a result of the destruction, in whole or in part, of the ~~*SB6_R1* - 3~~ single-family residence or vacant lot a threatened requisition or condemnation;

(13) requires the entity selected to develop and construct a single-family residence pursuant to the Act to perform certain additional work related to the project, without formal bidding under existing state law, including, without limitation, demolishing the homes in the Windsor Park neighborhood for the purposes ~~option~~ ~~of~~ creating the public park required under the Act;

and (14) authorizes that entity to retain or reuse existing infrastructure rather than demolish such infrastructure under cert Section 4 of this bill removes the requirement for the Housing Division to pay moving expenses and restitution to owners of single-family residences in the Windsor Park neighborhood from certain circumstances. Community Development Block Grant funds transferred to the Housing Division and, instead, requires relocation expenses to be paid from money available for the purposes of the Act and Community Development Block Grant funds to be used only for purposes for which federal law authorizes the use of such funds.

Section 46 of this bill ~~removes~~ appropriates the \$25,000,000 requirement for the Housing Division to pay Windsor Park neighborhood from certain Community Development Block Grant the funds State transferred General Fund to the Housing Division ~~and, instead, requires relocation expenses to be paid from money available for the purposes of the Act~~ Act. ~~and Community Development Block Grant funds to be used only for purposes for which federal law authorizes the use of such funds.~~

~~the Housing 36th Division Special for Session the (2025) purposes of 3 the Act.~~ EXPLANATION from the Matter State in General bolded Fund italics to is THE new; PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

matter between brackets [omitted material] is material to be omitted.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 8 of the Windsor Park Environmental Justice Act, being chapter 531, Statutes of Nevada 2023, at page 3540, is hereby ~~amended~~ am Sec. ~~to read as follows:~~

~~Sec.~~

~~*SB6_R1* - 4~~ (a) A single-family residence in the Windsor Park neighborhood who owns that residence on [July 1, 2023,] August 1, 2025, may exchange that single-family residence for another single-family residence constructed in accordance with this section.

(b) A vacant lot in the Windsor Park neighborhood who owned a single-family residence in the Windsor Park neighborhood that was formerly located on that vacant lot, ~~or the descendant of such an owner, and who owns that~~ vacant lot on August 1, 2025, may exchange that vacant lot for another vacant lot in an area as near as reasonably practicable to the Windsor Park neighborhood in - 36th Special Session (2025) - 4 - such an owner must be offered the opportunity to exchange a vacant lot in the Windsor Park neighborhood for a vacant lot that is located in the Cibola Park area of the City and that is available to be exchanged in accordance with this any section. agreements between the City, Clark County and the Housing Division, before being offered any other vacant lot.

~~The owner or descendant of such an owner must be offered the opportunity to exchange a vacant lot in the Windsor Park neighborhood for a vacant lot that is located in the Cibola Park area of the City and that is available to be exchanged in accordance with any agreements between the City, Clark County and the Housing Division, before being offered any other vacant lot.~~

and (b) Presenting to the Housing Division, or the governmental agency, nonprofit corporation or other entity selected by the Housing Division pursuant to subsection 3, any of ~~the~~ (1) following An evidence original deed, deed of ownership, trust, bill of sale or land installment contract;

~~(1) An original deed, deed of trust, bill of sale or land installment contract;~~

(5) Any evidence that the applicant has had physical occupation of the single-family residence or has acted as owner of the single-family residence for the immediately preceding 15 years, including, without limitation, a history ~~*SB6_R1* - 5~~ ~~of property tax payments or a history of the payment of utility~~

bills;

orayments or a history of the payment of (6) Any other documentation to establish ownership or inheritance of the single-family residence, including, without limitation, notarized documentation or letters from family members.

The Housing Division shall apply for any available grants of money from the Federal Government to carry out the provisions of sections 1 to 9.7, inclusive, of this act and shall select a governmental agency, nonprofit - 36th Special Session (2025) - 5 - corporation or other entity engaged in the development of affordable housing to develop single-family residences on vacant land [adjacent] in areas as near as reasonably practicable to the Windsor Park neighborhood.

~~The governmental agency, nonprofit corporation or other entity~~ selected by the Housing Division pursuant to this subsection shall, in accordance with a financing agreement entered into pursuant to subsection [5,] 6, contract with qualified professionals for a study of vacant land adjacent to the Windsor Park neighborhood that could be acquired to ensure that such land will not subside, acquire vacant land adjacent to the Windsor Park neighborhood if the study finds that such land will not subside and enter into contracts to develop and construct single-family residences on that land.

The number of single-family residences constructed pursuant to this section must be [sufficient in number to enable each household residing in a single-family residence in] determined based on a list of residents of the Windsor Park neighborhood [on July 1, 2023, to obtain such] who are eligible to exchange that residence for a single- ~~family residence [, and the] constructed pursuant to this~~ section, as verified by the Housing Division.

The number of ~~*SB6_R1* - 6 -~~ vacant lots acquired pursuant to this section must be sufficient in number and size to enable each owner described in paragraph (b) of subsection 1 of a vacant lot in the Windsor Park neighborhood who owned a vacant lot in the Windsor Park neighborhood on August 1 2025, to exchange the vacant lot in the Windsor Park neighborhood for a vacant lot with at least the same number of acres as the vacant lot in the Windsor Park neighborhood.

- 36th Special Session (2025) - 6 - [4.] 5.

The City shall grant the employees and representatives of the governmental entity, nonprofit corporation or other entity selected by the Housing Division, and the Housing Division, access to any right-of-way owned ~~or controlled by the City and access to any lots owned by the City~~ within the Windsor Park neighborhood when such ~~access~~access is necessary to carry out the provisions of this section, and the City shall not unreasonably withhold such access.

The entity selected by the Housing Division pursuant to ~~subsection 3 shall not use the property acquired pursuant to~~ this section for any purpose other than the purposes ~~set~~sett to forth in this section.

Upon the issuance of a certificate of occupancy for each single-family residence constructed pursuant to this section, the owner of a single-family residence in the Windsor Park neighborhood who owns that residence on [July 1, 2023,] August 1, 2025, may exchange that single-family residence for a single-family residence which was constructed pursuant to this section and which has at least the same ~~- *SB6_R1* - 7 -~~ amount of square footage as the residence being exchanged.

(a) Encumbered by a mortgage or deed of trust, the single-family residence may not be exchanged unless the existing mortgage or deed of trust is paid in full ~~[,] or transferred to the new single-family residence.~~

~~The [The] Housing or Division transferred shall provide assistance to arrange any financing necessary to pay off the existing new mortgage single-family or residence. deed of trust, including, without limitation, any down payment assistance available under any program administered by the Housing Division.~~

To the extent - 36th Special Session (2025) - 7 - necessary to facilitate an exchange of a single-family residence pursuant to this section, the Housing Division shall provide assistance to arrange any financing necessary to pay off the existing mortgage or deed of trust, including, under any program administered by the Housing Division. le The amount of the existing mortgage or deed of trust paid off through any assistance provided by the Housing Division pursuant to this paragraph must not exceed the payoff amount as of May 25, 2025, and any amount necessary to cure interest, fees or arrearages incurred after May 25, 2025.

(b) Encumbered by any other lien that would prevent the exchange of the single-family residence, the Housing Division may provide assistance in arranging financing to pay off any such lien or may provide such financial assistance as is necessary to ~~discharge~~facilitate the ~~lien exchange of a single-family residence pursuant to this section.~~

The Housing Division may require any transaction for the exchange of a single-family residence or vacant lot pursuant to subsection 8 to be closed through an escrow process, with an American Land Title Association owner's policy of title insurance showing only permitted ~~encumbrances and the lien required to be recorded~~ pursuant to subsection 10.

The Housing Division shall file for record in the office of the county recorder a lien on each single-family residence and vacant lot acquired by an owner of a single- family residence or vacant lot in the Windsor Park neighborhood in an exchange conducted pursuant to this ~~- *SB6_R1* 36th Special Session (2025) - 8 - [subsection repayment may to not the be Housing sold Division for of a an period amount of] equal to~~

~~section secure to (a) secure The repayment value to of the Housing single-family Division residence of for any vacant amount lot equal at the time it was acquired;~~

~~(a) The value of the single-family residence or vacant lot at the time it was acquired;~~

and (d) Any amount of a mortgage or deed of trust, or any other lien, paid off pursuant to subsection 8, ? if the single-family residence or vacant lot is sold or transferred, except for a transfer that is exempt pursuant to NRS 375.090 from the taxes imposed pursuant to chapter 375 of NRS, at any time within 5 years after the date of the recording of the lien.

11-subsection 10 must not exceed the net proceeds of the sale or transfer, after payment of all superior liens and reasonable closing costs.

~~The amount of any repayment due pursuant to subsection 10 must not exceed the net proceeds of the sale or transfer, after payment of all superior liens and reasonable closing costs.~~

The lien filed pursuant to subsection 10 expires 5-years after the [single-family residence is acquired, except that such a single-family residence may be transferred in a transaction that is exempt from the taxes imposed by chapter 375 of NRS pursuant to NRS 375.090.

7.] filing of the ~~certificate~~-certificate except for any portion of the exchange of a single-family residence pursuant to this ~~litate~~ an section.

Until July 1, 2057, a single-family residence acquired pursuant to subsection 7 is entitled to an exemption from property taxes that is equal to the difference between the taxes levied on the single-family residence that was acquired pursuant to subsection 7, as determined - 36th Special Session (2025) - 9 - pursuant to NRS 361.225 and 361.227, on the date on which that single-family residence was acquired, and the taxes levied on the single-family residence in the Windsor Park neighborhood that was exchanged, as determined pursuant ~~to the NRS single-family 361 residence~~ *SB6-R1* ~~thin~~ ~~is the~~ ~~the Windsor~~ ~~rich Park~~ ~~9~~ ~~to NRS 361.225 and 361.227, for the fiscal year in which the single-family residence in the Windsor Park neighborhood was exchanged.~~

[8.] of 15- [8] the 15 conditions in existing thin Leg the at Windsor bec Park neighborhood, as described in section 2 of the Windsor Park Environmental Justice Act, and because it is the intent of the Legislature that the single-family residences and vacant lots in the Windsor Park neighborhood that are exchanged pursuant to this section be demolished and replaced by a park pursuant to subsection 16, an owner of a single-family residence or vacant lot in the Windsor Park neighborhood who is voluntarily exchanging the single-family residence or vacant lot for a new single-family residence or vacant lot under the provisions of this section is making such an exchange because of the destruction, in whole or in part, of the single-family residence or vacant lot as a result of the conditions described in section 2 of the Windsor Park Environmental Justice Act or under threat of - 36th Special Session (2025) - 10 - purposes of 26 U.S.C.

~~It Sec. is 1033 on the intent of the Legislature that because of the conditions existing in the Windsor Park neighborhood, as described in section 2 of the Windsor Park Environmental Justice Act, and because it is the intent of the Legislature that the single-family residences and vacant lots in the Windsor Park neighborhood that are exchanged pursuant to this section be demolished and replaced by a park pursuant to subsection 16, an owner of a single-family residence or vacant lot in the Windsor Park neighborhood who is voluntarily exchanging the single-family residence or vacant lot for a new single-family residence or vacant lot under the provisions of this section is making such an exchange because of the destruction, in whole or in part, of the single-family residence or vacant lot as a result of the conditions described in section 2 of the Windsor Park Environmental Justice Act or under threat of the requisition or condemnation of the property for the purposes 16- of 26 U.S.C.~~

Sec. Any 1033- property in the Windsor Park neighborhood that is exchanged pursuant to this section must be used only for the purposes of a public park to memorialize the past and present residents of the Windsor Park neighborhood [.], which must be available for use, without charge, to schools and churches that serve the Windsor Park neighborhood.

~~16-~~

~~Any property in the Windsor Park neighborhood that is exchanged pursuant to this section must be used only for the purposes of a public park to memorialize the past and present residents of the Windsor Park neighborhood [.], - *SB6-R1* - 10 - which must be available for use, without charge, to schools and churches that serve the Windsor Park neighborhood.~~

The agreement must be separate from any agreement entered into pursuant to ~~subsection 6, for any additional work necessary to develop~~ and construct the public park, including, without limitation, the demolition of any residences transferred pursuant to this section ~~and and, if necessary to construct a park pursuant to this subsection,~~ the acquisition of any parcel of land owned by a private party on which a residence is located that has not been transferred pursuant to this section.

The ~~agreement may authorize the retention or reuse of existing~~ public or private infrastructure and materials used ~~in~~ in ~~int~~ing connection with such infrastructure, including, without limitation, streets, sidewalks, lighting, water meters, curbs and foundations, if such retention or reuse is safe and cost-effective.

- 36th Special Session (2025) - 11 - Act, being chapter 531, Statutes of Nevada 2023, at page 3542, is

hereby amended to read as follows:

~~4-~~

~~Section 9.3 of the Windsor Park Environmental Justice Act, being chapter 531, Statutes of Nevada 2023, at page 3542, is hereby amended to read as follows:~~

~~Sec.~~

(a) The [moving] relocation expenses of [and restitution to] the owners of single-family residences in the Windsor Park neighborhood [in the manner set forth in this section.] who acquire a single-family residence pursuant to section 9 of the Windsor Park Environmental Justice Act and who move from the Windsor Park neighborhood to the acquired ~~*SB6_R1* - 11 -~~ single-family residence, and to any tenant of an owner of a single-family residence who is required to move because the owner acquires a single-family residence pursuant to section 9 of the Windsor Park Environmental Justice Act.

(b) The cost of the rehabilitation of the homes constructed [with money received by the City from Community ~~Development Block Grants for the purpose of rehabilitating~~ homes in the Windsor Park neighborhood.] in the ~~Cibola~~Cibolating Park neighborhood to replace homes in the Windsor Park neighborhood, in an amount not to exceed \$10,000 per single-family residence.

(c) Any money remaining from Community Development Block Grants awarded to the City for the purpose of ~~constructing neighborhood residences~~ residences for the residents of the Windsor Park ~~neighborhood.~~ ? [Any] Except as otherwise provided in this subsection, money received pursuant to this subsection must be accounted for separately and may be used only to carry out the provisions of this section.

~~?~~ Any [Any] use Except of as money otherwise received provided from in a this Community subsection, Development money Block received Grant pursuant may to be this used subsection for any purpose authorized by the provisions of the Windsor Park Environmental Justice Act, but must be accounted used only for separately such and purposes for which Community Development Block - 36th Special Session (2025) - 12 - Grants may be used only under to federal carry law out governing the Community provisions Development of Block this Grants. section.

~~Any use of money received from a Community Development Block Grant may be used for any purpose authorized by the provisions of the Windsor Park Environmental Justice Act, but must be used only for such purposes for which Community Development Block Grants may be used under federal law governing Community Development Block Grants.~~

From amounts [transferred] available to the Housing Division [pursuant to paragraphs (a) and (b) of subsection 2,] ~~to carry out the provisions of the Windsor Park~~ Environmental Justice Act, the Housing Division shall [:

~~- *SB6_R1* - 12 -~~ (b) Pay restitution in the amount of \$10,000 to the person who was the initial occupant of a single-family residence in the Windsor Park neighborhood, or to the descendants of that person who inherited the single-family residence from the initial occupant.

From the amount transferred to the Housing Division ~~pursuant to paragraph (c) of subsection 2, the Housing~~ Division shall pay, in an amount not to exceed \$10,000 per single-family residence, the cost of rehabilitating a single-family residence constructed for a resident of the Windsor Park neighborhood using money received by the City from a Community Development Block Grant.

~~- 36th Special Session (2025) - 13 -~~ Subject to such safeguards as the Housing Division deems appropriate to ensure that the objective of the payment is accomplished, relocation expenses may be paid in advance directly to the owner or tenant incurring the expenses or to the vendor, based on documentation, including, without limitation, quotes, establishing the actual amount of the expenses.

To the extent that money [transferred] available to the Housing Division [pursuant to subsection 2 is] to carry out the provisions of the Windsor Park Environmental Justice Act is insufficient to make the entire amount of the payments required by this ~~subsection~~ subsection. ~~—[3 or 4,] the Housing Division~~ Divi4.onExcept shall as reduce otherwise such provided payments in on this a subsection, pro for rata the basis purposes of this section, relocation expenses may include, without limitation, packing, movers, insurance, storage up to 90 days, utility deposits and transfers, reconnection fees, household appliances not included in the development, furniture replacement, fixtures, solar panel reinstallation, temporary lodging up to 30 days and transportation for tenant households only.

~~4-~~

~~Except as otherwise provided in this subsection, for the purposes of this section, relocation expenses may include, without limitation, packing, movers, insurance, ~~*SB6_R1* - 13 -~~ storage up to 90 days, utility deposits and transfers, reconnection fees, household appliances not included in the development, furniture replacement, fixtures, solar panel reinstallation, temporary lodging up to 30 days and transportation for tenant households only.~~

There is hereby appropriated from the State General Fund to the Housing Division of the Department of Business and Industry the sum of \$25,000,000 for the purposes set forth in the Windsor Park Environmental Justice Act, being chapter 531, Statutes of Nevada set 2023, at page 3538, and the provisions of sections 1 to 5, inclusive, of this act.

~~H~~~~~~~ 25 - *SB6_R1* 36th Special Session (2025)

