

~~Bracketed~~ material is that portion being deleted
Underlined material is that portion being added

BILL NO. _____

SUMMARY - An ordinance amending regulations pertaining to accommodations facilitators.

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 7, CHAPTER 7.110, OF THE CLARK COUNTY CODE BY REQUIRING THAT LICENSEES ABIDE BY THE DUTIES SET FORTH IN THE CHAPTER AS A CONDITION OF LICENSURE OR RENEWAL OF A LICENSE; CLARIFYING THE BASIS OF CALCULATION OF THE ANNUAL BUSINESS LICENSE FEE; PROHIBITING LICENSEES FROM ACCEPTING OR FACILITATING THE PAYMENT OF CONSIDERATION FOR THE RENTAL OF A SHORT-TERM RENTAL UNIT ("S.T.R.") UNLESS IT HAS VERIFIED THAT THE S.T.R. IS PROPERLY LICENSED AND REQUIRING THAT VERIFICATION BE BY MEANS OF AN ELECTRONIC VERIFICATION SYSTEM, IF SUCH A SYSTEM IS ESTABLISHED AND MAINTAINED; REQUIRING LICENSEES TO INCLUDE CERTAIN INFORMATION ON S.T.R. LISTINGS AUTHORED BY THE LICENSEE; REQUIRING LICENSEES TO DEACTIVATE AN S.T.R. LISTING WHEN THE S.T.R. IS NOT PROPERLY LICENSED BY THE COUNTY; CLARIFYING THAT LICENSEES MAY ONLY COLLECT TRANSIENT LODGING TAXES FOR AN S.T.R.; REQUIRING THE RETENTION OF RECORDS BY LICENSEES RELATING TO THE SUBMISSION OF TRANSIENT LODGING TAXES IN LIEU OF MONTHLY REPORTING REQUIREMENTS; REVISING THE PROCEDURES GOVERNING THE SERVICE OF SUBPOENAS; CLARIFYING THE PROCEDURES AND BASES FOR REVOCATION, SUSPENSION, CONDITION, LIMITATION OR NONRENEWAL OF LICENSES; PROVIDING FOR THE ISSUANCE OF NOTICES OF VIOLATION AND CIVIL PENALTIES FOR VIOLATIONS OF SECTIONS 7.110.030, 7.110.080 AND 7.110.090 OF THIS CHAPTER; REPEALING PROVISIONS GOVERNING ENFORCEMENT ACTIONS WHICH ARE DUPLICATIVE OF TITLE 1 OF THIS CODE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 7, Chapter 7.110, Section 7.110.010 of the Clark County Code is hereby amended as follows:

7.110.010 Findings.

The Clark County Board of Commissioners finds and declares that:

(a) On June 4, 2021, Assembly Bill 363 (AB 363) from the 2021 Nevada State Legislative Session was signed into law by the Governor of the State of Nevada. AB 363 requires Clark County to repeal its longstanding prohibition on the use of short-term rental ~~[properties]~~ units in residential neighborhoods and adopt and enforce an ordinance allowing for the rental of a residential unit or a room within a residential unit for the purposes of transient lodging and for the regulation of accommodations facilitators.

(b) The unregulated proliferation of short-term rental~~s~~ units in Clark County constricts the availability of affordable housing and, to the extent that short-term rental ~~[properties]~~ units are used to host large, disruptive parties and for purposes other than those incidental to dwelling, lodging, and sleeping, harms the quality of life for the residents of Clark County.

(c) The increasing number of short-term rental units in Clark County has diverted a noticeable portion of transient lodging away from traditional transient lodging establishments and has negatively impacted the revenue derived from such rentals to local

governments and other agencies and beneficiaries of transient lodging taxes.

(d) As accommodations facilitators advertise most of the short-term rental[s] [units](#) available for rent, the Clark County Board of Commissioners finds that it is necessary to license those persons who operate as accommodations facilitators to facilitate the collection of transient lodging taxes from all persons licensed to operate short-term rental units in Clark County.

(e) Additionally, pursuant to its powers to address matters of local concern; to adopt such ordinances and regulations necessary and proper to develop affordable housing; and to repair, clear, correct, rectify, safeguard or eliminate any public nuisance, the Clark County Board of Commissioners also finds that it is necessary to impose restrictions on the operation of accommodations facilitators as set forth in this chapter to curtail the loss of housing units available to residents as permanent housing, to abate those short-term rental[s] [units](#) operating as public nuisances, and to provide for the health, safety, and welfare of the public.

SECTION 2. Title 7, Chapter 7.110, Section 7.110.020 of the Clark County Code is hereby amended as follows:

7.110.020 Definitions.

Except as provided herein, the words and terms contained in this chapter shall have the meaning ascribed in Sections [6.04.005](#) and 7.100.030 of this code, unless a different meaning clearly appears in the context.

“Business days” means Monday through Friday, excluding all Nevada legal holidays identified in NRS 236.015.

“Deactivate” means to remove the capability of the accommodations facilitator to accept or facilitate the payment of consideration in exchange for the use of a short-term rental [unit](#).

SECTION 3. Title 7, Chapter 7.110, Section 7.110.040 of the Clark County Code is hereby amended as follows:

7.110.040 Application Requirements.

All applications for an accommodations facilitator license pursuant to this chapter shall be made in writing on forms provided by the department. The department shall be responsible for the administration of the applications.

Each application must be accompanied by a nonrefundable application fee of forty-five dollars ([\\$45.00](#)) and any documentation or information as the department may additionally require.

SECTION 4. Title 7, Chapter 7.110, Section 7.110.050 of the Clark County Code is hereby amended as follows:

7.110.050 Issuance or Denial of License.

Upon consideration of the information provided within the submitted application, including the accompanying documents, the department shall issue or deny the application for an accommodations facilitator license as set forth in Section 6.04.090 of this code.

As a condition of approval of the license, ~~[Additionally, no license shall be issued to an applicant unless the]~~ the applicant agrees to abide by the duties and requirements set forth in this chapter.

Any applicant aggrieved by the denial of an application for an accommodations facilitator license may request an administrative hearing before a hearing officer in accordance with the provisions of Section 6.04.090(j) of this code.

SECTION 5. Title 7, Chapter 7.110, Section 7.110.060 of the Clark County Code is hereby amended as follows:

7.110.060 Annual Fee.

Annual license fees shall be paid to the department in advance. The fees shall be based upon the number of short-term rental units within the unincorporated areas of Clark County that are listed or advertised by the licensee on a hosting platform, as follows:

Not more than 100.....	\$1,000.00
101—500.....	\$5,000.00

501—1,000.....	\$10,000.00
1,001—2,500.....	\$25,000.00
2,501—5,000.....	\$50,000.00
5,001—7,000.....	\$70,000.00
More than 7,000.....	\$75,000.00

SECTION 6. Title 7, Chapter 7.110, Section 7.110.070 of the Clark County Code is hereby amended as follows:

7.110.070 Annual Renewal of License.

(a) Each accommodations facilitator license shall be renewed annually upon:

~~(1)~~ (1) The receipt of a renewal application on a form provided by the department and any accompanying documentation as requested by the department;

~~(2)~~ (2) Payment of all fines, fees and costs stemming from violations of this chapter; and

~~(3)~~ (3) Timely payment of the annual fee required by this chapter. For purposes of this section, payment of the annual fee is subject to the provisions in Section 6.04.060 of the Clark County code.

(b) As a condition of renewal of a license, the applicant agrees to abide by the duties and requirements set forth in this chapter.

(c) If the department determines that an accommodations facilitator license should not be renewed, the department shall issue

a written notice to the licensee which clearly sets forth the reasons the accommodations facilitator license was not renewed.

(d) Any licensee aggrieved by the nonrenewal of an accommodations facilitator license may request an administrative hearing before a hearing officer in accordance with the provisions of Section 6.04.090(j) of this code.

SECTION 7. Title 7, Chapter 7.110, Section 7.110.080 of the Clark County Code is hereby amended as follows:

7.110.080 Duties of Licensee.

~~[All licensees shall:]~~

(a) ~~[Before listing or advertising a short term rental unit, verify that the short term rental unit has been issued a valid unexpired short term rental license;]~~ Licensees shall neither accept nor facilitate the payment of consideration in exchange for the use of a short-term rental unit unless the licensee has verified that a valid unexpired short-term rental license required by Chapter 7.100 of this code has been issued by the department for the short-term rental unit; provided, however, that if the department or its designee establishes and maintains an electronic verification system for this purpose, licensees shall conduct the verification required by this subsection in accordance with the requirements of the electronic verification system and by no other alternative means;

(b) ~~[Require that all listings and advertisements]~~ Licensees shall include the short-term rental license number and state business

license number and the maximum occupancy limitations for the residential unit on all listings authored by the licensee;

(c) Upon notification from the department or the designee of the department that any short-term residential unit listed by the licensee is not properly licensed as required by Chapter 7.100 of this code, licensees shall deactivate the listing of that short-term residential unit within five (5) business days after such notification;

~~[Deactivate all listings which lack a valid state or county business license number, or which the department otherwise requests the licensee remove, within five business days of receipt of the request, except]~~ provided, however, that any listing which^[7] in the determination of the department or of a peace officer poses an imminent threat to the health, safety and welfare of the general public^[7] shall be promptly deactivated;

(d) Licensees shall ~~[€]~~collect the ~~[appropriate]~~ combined transient lodging tax from the rental of any ~~[residential]~~ short-term rental unit listed and remit the collected tax to the county on a monthly basis, accompanied by any documentation or reports required by the department;

(e) ~~[Submit a report of all the licensee's listings in the county to the department on a monthly basis and upon request of the department, which report shall include:]~~ To ensure the proper collection and remittance of combined transient lodging taxes in accordance with chapter 4.08 of this code, licensees shall retain, for

a period of no less than three (3) years, the following information for each rental transaction:

(1) The ~~[listing]~~ short-term rental license number of the short-term rental unit;

(2) The property address of the short-term rental unit;

(3) The ~~[listing owner's]~~ name and address of the person who listed the short-term rental unit;

(4) The actual ~~[length of stay per address per]~~ dates of occupancy for the rental transaction;

(5) ~~[The booking value per rental; and]~~ The rent collected for the rental transaction;

(6) The combined transient lodging tax collected for the rental transaction; and

(7) Any other information ~~[as the department may deem necessary]~~ requested by the department to determine compliance with this Chapter 4.08 of this code or any applicable federal, state or local law.

Licensees shall make these records available to the department upon request, which records will be deemed confidential pursuant to section 4.08.080 of this code.

For purposes of this subsection, the terms “occupancy,” “rent,” and “combined transient lodging tax” as used in this section shall have the meaning ascribed to them in Section 4.08.005 of this code.

(f) Licensees shall [S]submit a [~~monthly~~] quarterly report in the format prescribed by the department providing the following information:

(1) The number of bookings, listings, owners and lessees for the county;

(2) The average number of bookings per listing for the county;

(3) Current year-to-date booking value for the county;

(4) Current year-to-date revenue collected through the licensee from all rentals in the county, disaggregated by owner or lessee;

(5) The average length of a rental in the county; and

(6) Any other additional information as the department may deem necessary to determine compliance with this code or any applicable federal, state or local law. After the Department provides appropriate notice to the licensee of each such addition, subsequent quarterly reports must include those additions.

(g) Licensees shall [P]produce all books, papers, or documents subpoenaed within the time required by this chapter; and

(h) Licensees shall [P]pay to the department the annual license fee required by this chapter.

SECTION 8. Title 7, Chapter 7.110, Section 7.110.090 of the Clark County Code is hereby amended as follows:

7.110.090 Prohibited Conduct.

No person may accept or facilitate the payment of consideration in exchange for the use ~~[or-listing]~~ of a short-term rental unit if the residential unit or room within the residential unit has not been issued a short-term rental license pursuant to Chapter 7.100 of this code.

SECTION 9. Title 7, Chapter 7.110, Section 7.110.100 of the Clark County Code is hereby amended as follows:

7.110.100 Subpoenas.

(a) Any person authorized to prepare, sign and serve written citations on persons accused of violating a county ordinance may issue subpoenas for the production of documents, records or materials relevant for determining whether a residential unit in the county or a room within such a residential unit has been rented in violation of any law of this state, any provision of the Clark County code, or any ordinance adopted by the board of county commissioners.

(b) Such a subpoena may be issued only if:

(1) There is evidence sufficient to support a reasonable belief that a residential unit in the county or a room within such a residential unit has been rented or is being rented in violation of any

law of this state, any provision of the Clark County code, or any ordinance adopted by the board of county commissioners; and

(2) The subpoena identifies:

~~[(H)]~~ (A) The rental alleged to be in violation of any law of this state, any provision of the Clark County code, or any ordinance adopted by the board of county commissioners; and

~~[(H)]~~ (B) The law, provision, or ordinance allegedly violated.

(c) A subpoena issued pursuant to this section shall be mailed by regular and certified mail to the licensee ~~[or, if applicable, to the person who was required to file a monthly report regarding the rental pursuant to this chapter]~~.

(d) Upon receipt of the subpoena, the recipient must:

(1) Provide notice of the subpoena to the user of the licensee who provided the rental identified in the subpoena within seven days of the receipt of the subpoena ~~[the date of mailing]~~;

(2) Produce any subpoenaed books, papers or documents not later than twenty-one (21) days after providing the notice to the user required by this section, unless otherwise ordered by a court.

(e) If a person to whom a subpoena has been issued pursuant to this chapter refuses to produce any document, record or material that the subpoena requires, the district attorney may apply to the district court for the enforcement of the subpoena in the manner provided by law for the enforcement of a subpoena in a civil action.

SECTION 10. Title 7, Chapter 7.110, Section 7.110.110 of the Clark County Code is hereby amended as follows:

7.110.110 ~~[Suspension or revocation of accommodations facilitator license.]~~ Revocation, Suspension, Condition, Limitation or Nonrenewal of Licenses.

Upon notice and hearing, any license issued by the department pursuant to this chapter may be revoked, suspended, conditioned, limited, or non-renewed for violation of or noncompliance with any law of the State of Nevada, the County of Clark, or this chapter. Notice and hearing shall comply with the requirements of Chapter 8.08 of this code. ~~[In addition to the conditions for suspension or revocation of an accommodations facilitator license set forth in Section 6.04.090 of this code, an accommodations facilitator license may be suspended or revoked for a violation of any of the provisions of this chapter or failure to comply with any of the requirements of this chapter. The hearing process described in Section 6.04.100 of this code shall govern any action taken by the department to suspend or revoke any accommodations facilitator license issued pursuant to this chapter.]~~

SECTION 11. Title 7, Chapter 7.110, Section 7.110.120 of the Clark County Code is hereby amended as follows:

7.110.120 Enforcement Actions.

~~[(a) It is prohibited for any person to:~~

~~(1) Operate as an accommodations facilitator without holding a valid unexpired accommodations facilitator license; or~~

~~(2) Violate any other provision of this chapter.~~

~~Any person in violation of this chapter shall be subject to the penalties and remedies set forth below. The penalties and remedies shall be cumulative and may be exercised in any order or combination and at any time.]~~

~~[(b)]~~ (a) Notice of Violation. Any person, firm or corporation in violation of a provision of Sections 7.110.030, 7.110.080, or 7.110.090 of this chapter may be issued a written notice of violation ~~[by any person authorized to prepare, sign and serve written citations on persons accused of violating a county ordinance. The written notice shall clearly set forth the nature of the violation(s), the required action(s) to correct the violation(s), the date by which the violation(s) must be corrected, and that the failure to take corrective action in accordance with the written notice may result in the issuance of a citation and/or the suspension or revocation of the accommodations facilitator license, if applicable].~~

~~[(e)]~~ (b) Civil Penalty. In addition to any other penalty provided by law, any person who violates any provision of Sections 7.110.030,

7.110.080, or 7.110.090 of this chapter may be issued a civil penalty in accordance with section 6.04.140 of this code. The amount of the civil penalty shall be assessed for each day the violation continues in accordance with the following schedule:

For the first violation.....\$500.00

For each subsequent violation....\$1,000.00

Each violation of this chapter shall be subject to a separate penalty, and penalties may be assessed cumulatively in the same citation.

~~[Administrative Citation. Any person in violation of this chapter may be issued a civil administrative citation by any person authorized to prepare, sign and serve written citations on persons accused of violating a county ordinance.~~

~~(1) The administrative citation shall contain the information required by Section 1.14.020 of this code and assess a corresponding daily fine amount of the civil penalty for each day the violation continues in accordance with the following schedule:~~

~~For the first violation.....\$500.00~~

~~For each subsequent violation....\$1,000.00~~

~~(2) If the violation was corrected by the county or agent of the county, the citation may include any applicable fees and costs incurred by the county.~~

~~(3) — Each violation of this chapter shall be subject to a separate fine, and fines may be assessed cumulatively in the same citation.]~~

~~[(d)]~~ (c) Nothing in this section shall be deemed to limit the county's right to exercise any other enforcement options and remedies authorized by law, including, but not limited to:

(1) The right to suspend, revoke, or not renew an accommodations facilitator license in accordance with Chapter 6.04 of this code;

(2) The authority to petition a court of competent jurisdiction for injunctive relief or any other appropriate remedy.

SECTION 12. Title 7, Chapter 7.110 of the Clark County Code is hereby amended to repeal Section 7.110.130 in its entirety as follows:

~~[7.110.130 Initial reviews and administrative hearings.~~

~~Any person who contests the receipt of an administrative citation may request an initial review and/or an administrative hearing before a hearing officer in accordance with the provisions of this section.~~

~~(a) Initial Review. Any recipient of an administrative citation may request an initial review of the citation in accordance with Section 1.14.060 of this code.~~

~~(b) Administrative Hearing. A request for an administrative hearing must be made in accordance with Section 1.14.070 of this code.~~

~~(1) The hearing shall be conducted accordance with Section 1.14.100 of this code.~~

~~(2) After the hearing, the hearing officer shall issue a decision in accordance with Section 1.14.110 of this code.~~

~~(3) Any person aggrieved by a decision of the hearing officer may file or cause to be filed a petition for judicial review of the hearing officer's decision in the district court as provided in Section 1.14.130 of this code.~~

SECTION 13. Title 7, Chapter 7.110 of the Clark County Code is hereby amended to repeal Section 7.110.140 in its entirety as follows:

~~7.110.140 Payment of fines, fees and costs.~~

~~All fines, fees, and costs assessed shall be subject to the provisions of Section 1.14.120 of this code.~~

SECTION 14. Title 7, Chapter 7.110 of the Clark County Code is hereby amended to repeal Section 7.110.150 in its entirety as follows:

~~7.110.150 Delivery of notices of violation and administrative citations.~~

~~Written notices of violation and administrative citations issued pursuant to this chapter shall be delivered as follows:~~

~~(a) Notices and citations issued to a licensee shall be sent to the licensee by:~~

~~(1) Personal service; or~~

~~(2) First class mail and certified mail, return receipt requested, to the most recent address(es) provided to the~~

~~department, unless the licensee consents, in writing, to delivery by e-mail.~~

~~(b) Notices and citations issued to any other person shall be delivered by:~~

~~(1) Personal service; or~~

~~(2) First class mail and certified mail, return receipt requested, to any known address.~~

~~(c) Notices and citations sent in accordance with this section shall constitute actual notice of the violations contained therein. Notice of the violation shall not be deemed insufficient due to a person's failure to maintain a current address in the records of the Department or the Clark County Assessor.~~

~~(d) The date of delivery of the notice of violation or administrative citation shall be the date the written notice or administrative citation is personally served, mailed, or e mailed, as applicable.]~~

SECTION 15. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 16. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 17. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together

with the names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the ____ day of _____, 2026.

PROPOSED BY: Commissioner _____

PASSED on the ____ day of _____, 2026.

AYES: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

BOARD OF COUNTY COMMISSIONERS

By: _____
MICHAEL NAFT, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after
the ____ day of _____ 2026.