

growing
homes
together

Nevada

Like many other parts of the country, Nevada's growth has resulted in significant housing affordability challenges. Combatting housing affordability issues in the state will require holistic solutions that address the needs of all Nevada residents.



Nevada has seen a sharp population increase, with 15% growth since 2010.



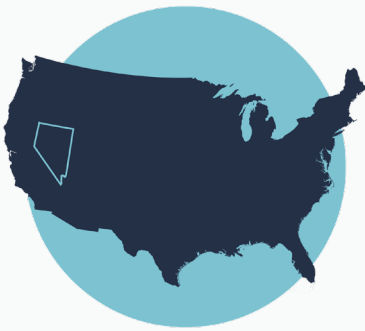
440,000 Nevadans call an apartment home, with demand on the rise.



79% of low-income renters spend more than half of their income on housing.



Between now and 2030, Nevada will need to build 7,773 new apartment homes each year to keep up with demand.



Legal Landscape

The state of Nevada follows the Dillon rule and has neither rent control nor preemption. The Dillon rule “creates a framework where local governments can only legislate what the state government has decreed... If local governments wish to exercise authority outside what has been delegated, they may approach the state and make their case.” And while Nevada does not have specific language implementing or prohibiting rent control, their constitutional structure could allow municipalities the opportunity to implement rent control if they should make the case for it. Therefore, it is imperative that preemption be introduced and passed to protect citizens from the ramifications of rent control.

ESTABLISH PREEMPTION

Rent control is an outdated concept. It benefits the very few—and not necessarily those in greatest need—at the expense of the larger society.

REJECT PRICE CONTROLS

It is important for lawmakers to pursue alternatives such as voucher-based rental assistance for those in greater need to better address housing affordability.