



April 29, 2021

Assembly Revenue Committee
Nevada Legislature – 81st Session
401 S Carson Street
Carson City, NV 89701-4747

Re: Item AB363

Dear Legislators:

Good afternoon Chair Cohen and members of the Assembly Committee on Revenue.

The Greater Las Vegas Short-Term Rental Association is the largest and most influential organization representing short-term rental owners and operators across Nevada.

We sincerely appreciate Assemblywoman's Rochelle Nguyen's interest in short-term rentals and commend her on keeping the lines of communication open. Unfortunately, the Greater Las Vegas Short-Term Rental Association cannot support AB363 in its current form. More than anyone here today, we would like to see the statewide legalization of short-term rentals. However, many of the provisions in the Bill such as distance separations between STR's and between STR's and any establishment that holds a nonrestricted gaming license, public hearings for any STR applicant, limitations on the number of bedrooms that may be rented, no protections for currently licensed STR's, among other things keep us from being able to endorse this legislation as good for short-term rental operators.

A whole magnitude of people benefit from STR's: empty-nesters, retired senior citizens on a fixed income, people that have lost their jobs due to Covid-19, parents trying to help put their children through college, homeowners that have been saddled with high medical bills and/or struggling to pay their mortgage, sons and daughters trying to take care of their elderly parents, among others.

Let's not forget all the other benefits STR's bring to the local economy by employing people to help with the upkeep of these STR's, housekeepers, gardeners, pool service people, handyman and repairmen, etc. In addition, STR's benefit local businesses from the local mom and pop shops, to local restaurants and bars, and other stores in these neighborhoods by bringing travelers who spend their vacation dollars locally. Short-term rentals infuse the local economy with millions of dollars every single year!

We have an opportunity to benefit the State and individual Nevadans from a new, growing, and thriving industry that is the short-term rental industry and instead of limiting its growth and benefits to a few, we should be doing everything in our power to protect and grow it for the benefit of all in our State.

We look forward to continue working with the Assemblywoman on getting this legislation right for the benefit of individual property owners in Nevada who are struggling to make ends meet and use short-term renting as a way to supplement their income and in many cases as their only source of revenue.

Sincerely Yours,



Jacqueline Flores, Founder
Greater Las Vegas Short-Term Rental Association (GLVSTRA)



Jacqueline A Flores, Founder
The Greater Las Vegas STR Association (GLVSTRA)

“Since man has to sustain his life by his own effort, the man who has no right to the product of his effort has no means to sustain his life. The man who produces while others dispose of his product, is a slave.”

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We are a non-profit 501(c)(4) organization that advocates and fights for the property rights of short-term vacation rental owners.