



LYON COUNTY ASSESSOR  
 TROY VILLINES  
 27 S. MAIN ST  
 YERINGTON NV 89447

# 2023/2024 PROPERTY TAX CAP CLAIM FORM

**FILE BY JUNE 30, 2023**  
**LYON COUNTY 2023/2024**  
 LOW TAX CAP 3%  
 HIGH TAX CAP 8%

OWNER NAME: \_\_\_\_\_

ASSESSOR PARCEL NUMBER (APN): \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

**Please select the checkbox that describes how the property listed above is used or occupied as of July 1, 2023.**

See reverse side of this form for answers to frequently asked questions. Please be sure to sign the form below and return the form to the Assessor by June 30, 2023.

**PRIMARY RESIDENCE AS OF JULY 1, 2023:**

- Check this box if this property is the primary residence in Nevada of one or more of the owners of this property and:
- The owner does not claim any other home in the State of Nevada as a primary residence; and
  - This property is not rented, leased or otherwise made available for **exclusive occupancy** by any person other than the owner(s) and members of the family of the owner(s) of the residence.

If you own an additional parcel(s) that contain(s) buildings or other structures that are appurtenant to and used in conjunction with the primary residence listed above please list the parcel number(s) below:

\_\_\_\_\_

**RENTAL PROPERTY AS OF JULY 1, 2023:**

- FAMILY MEMBER:** Check this box if this property is occupied by a family member who is not on the deed and does **not** pay rent or the mortgage.
- TRANSIENT LODGING (SHORT-TERM RENTAL):** Check this box if this property will be occupied by transient guests who pay rent for the temporary privilege of occupying the property.
- RENTAL:** Check this box if this property is occupied as a rental and complete rental information below.
- **PLEASE NOTE: YOU MUST PROVIDE THE RENTAL INFORMATION BELOW OR HIGH TAX CAP WILL BE APPLIED.**
  - **MULTIPLE UNITS:** IF THE PROPERTY HAS MULTIPLE UNITS, YOU MUST SUPPLY THE RENTAL INFORMATION BELOW FOR EACH INDIVIDUAL UNIT. PLEASE DO NOT PROVIDE THE TOTAL BEDROOMS OR RENT AMOUNT FOR ALL UNITS COMBINED (ATTACH ADDITIONAL SHEET IF NECESSARY)

Number of Bedrooms	Monthly Rent Charged*	Are Utilities Included in Rent Amount?	
		YES	NO

**\*Provide the highest amount of rent charged between April 1, 2022 and March 31, 2023**

**CHECK THIS BOX IF PROPERTY WAS NOT RENTED OR LEASED BETWEEN THESE DATES**

I affirm or certify under penalties provided by law that I am the owner of this property (or authorized person under NAC 361.606), that the above information is true and accurate and that I will notify the Assessor's office if this property is no longer used as described above.

**SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

                       \_\_\_\_\_

## FREQUENTLY ASKED QUESTIONS

### What is the Partial Tax Abatement or the “Tax Cap”?

Nevada Revised Statutes 361.471 through 361.4735 provide for a Partial Tax Abatement of property taxes and is commonly referred to as the “Tax Cap”. The Tax Cap limits the amount your property taxes can increase from the last fiscal year to the current fiscal year. Any amount over the tax cap limit is abated. The Tax Cap does not mean that your taxes will increase, it means that if your taxes increase, they will not increase by more than a certain percentage from the assessed value that was taxed the prior year. The Tax Cap does not apply to new construction value, new value placed on the assessment roll or changes in actual or authorized use for the fiscal year in which this value was added or changed.

### By what percentage can my property taxes increase?

For a property that is the owner’s primary residence in Nevada or property that is rented at or below the fair market rents as determined for Lyon County by the Nevada Department of Taxation for the year in which the tax cap applies, the owner may file this claim form to receive the “Low Tax Cap”, which cannot exceed 3%. All other properties will receive the general abatement, also known as the “High Tax Cap”, which cannot exceed 8%.

### What properties qualify as a primary residence?

A property may qualify as a primary residence if the property is a single-family residence and meets the following requirements:

- The property is designated by the owner as a primary residence by submitting a Property Tax Cap Claim Form; and
- The owner is not claiming any other residence in the State of Nevada as a primary residence; and
- The property is not rented, leased or otherwise made available for exclusive occupancy by any person other than the owner of the residence and members of the family of the owner of the residence.

### Does a Short-Term Rental qualify for the Low Tax Cap?

A short-term rental is considered transient lodging and per NRS 361.4724 any hotel, motel or other forms of transient lodging do not qualify for the low tax cap.

### What if I live in the residence and only rent it out when I am not using it?

A property does not qualify as a primary residence for purposes of receiving the low tax cap if the property is rented, leased or otherwise made available for **exclusive occupancy** by any person other than the owner of the residence.

### How do I know if my rental property will qualify for the low or high tax cap?

A rental property may qualify for the Low Tax Cap if the greatest amount of monthly rent collected between April 1<sup>st</sup> of the prior year through March 31<sup>st</sup> of the current year is at or below the fair market rent as determined for Lyon County pursuant to NRS 361.4724. In order for our office to determine if your rental property qualifies for the low tax cap, a property owner must file a Property Tax Cap Claim form and provide the bedroom count for each individual unit, the greatest amount charged for each individual unit and whether that rent amount includes utilities. Fair Market Rent amounts are published by the State of Nevada Department of Taxation on their website at <https://tax.nv.gov/LocalGovt/PolicyPub/ArchiveFiles/FairMarketRents/>.

### What if this property is neither my primary residence nor a rental?

Only a primary residence or a qualified rental property are eligible to receive the low tax cap. If none of the checkboxes on the reverse side of this form are applicable to the use or occupancy of this property, it will not qualify for the low tax cap and there is no need to return this claim form.

### What if I have received this claim form and the property is up for sale or just sold?

If the property recently sold, it is possible that our records had not been updated with the new owner information prior to sending this claim form. You do not need to return this claim form to our office. We will mail the new owner a separate claim form. If the property is up for sale and the transaction is expected to close prior to July 1<sup>st</sup>, you do not need to complete this claim form. Our office will mail the new owner a separate claim form.

### What is the deadline for submitting the claim form or what if I missed the deadline showing on this claim form?

If it is June 30, 2023 or prior, you may still submit the claim form. Our office will process the form and notify the Lyon County Clerk/Treasurer if there is a change to the tax cap qualification percentage.

### Can I appeal the Tax Cap decision made for my property?

Pursuant to NRS 361.4734, a taxpayer who is aggrieved by a determination of the applicability of the partial abatement from taxation may submit a written petition for review to the county assessor on or before June 30 of the fiscal year for which the determination is effective. You may obtain a Petition for Review form on our website or by calling our office at (775) 463-6520 or by emailing us at [assessor@lyon-county.org](mailto:assessor@lyon-county.org).

### Who determines the high tax cap and the fair market rent amounts each year?

The information is provided to the County Assessor by the Nevada Tax Commission through the Nevada Department of Taxation. For more information please visit <https://tax.nv.gov>.

**For all other questions, please visit our website at [www.lyon-county.org/55/Assessor](http://www.lyon-county.org/55/Assessor), call our office at (775) 463-6520 or email us at [assessor@lyon-county.org](mailto:assessor@lyon-county.org).**