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Office of the Governor

June 5, 2025

The Honorable Francisco Aguilar
Nevada Secretary of State
101 North Carson Street
Carson City, Nevada 89701

Re: Assembly Bill 44 of the 83rd Legislative Session

Dear Secretary of State Aguilar:

I am forwarding to you, for filing within the time limit set forth in the Nevada Constitution and without my approval, Assembly Bill 44 ("AB 44"), which is titled as follows:

AN ACT relating to property; revising provisions relating to summary evictions; and providing other matters properly relating thereto.

AB 44 represents a striking case of government overreach that disregards fundamental economic principles. By granting the Attorney General broad authority to investigate and prosecute pricing decisions, the bill fails to recognize that prices reflect complex supply chain dynamics and market forces—not merely alleged predatory intent. The bill's expansive definition of "essential goods or services" threatens to cripple a wide range of legitimate businesses across Nevada. For instance, as it relates to housing, AB 44 would effectively impose rent control by restricting property owners' ability to adjust rents in response to rising costs and market conditions. This interference would stifle investment in new housing at a critical moment when Nevada desperately needs increased supply, ultimately exacerbating the very affordability challenges the bill claims to address.

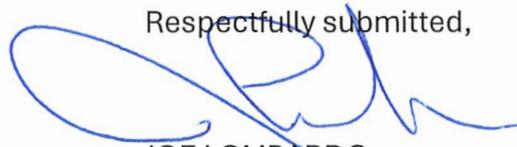
Furthermore, the bill introduces a highly technical and convoluted definition of market "manipulation" that relies on an economic benchmark potentially unfamiliar to most businesses, creating confusion and compliance challenges. The concepts of "manipulating the market" and "intent to mislead consumers" are inherently broad and

open to wide interpretation, likely making enforcement subjective and inconsistent. Granting any office such expansive, unchecked authority without clear, objective standards is untenable. This lack of safeguards risks not only unpredictable and arbitrary enforcement but also the potential for politically motivated actions that could undermine trust in regulatory fairness and damage Nevada's economic stability.

AB 44 threatens to disrupt the free market by imposing poorly defined and subjective enforcement standards, concentrating excessive power in a single government office, and introducing significant legal and economic uncertainty that could chill investment and harm Nevada's business climate. I cannot support it.

For these reasons, I veto this bill and return it without my signature or approval.

Respectfully submitted,



JOE LOMBARDO
Governor of Nevada

Enclosure

cc: The Honorable Stavros Anthony, President of the Senate (without enclosure)
The Honorable Nicole Cannizzaro, Senate Majority Leader (without enclosure)
The Honorable Steve Yeager, Speaker of the Assembly (without enclosure)
Brendan Bucy, Secretary of the Senate (without enclosure)
Bonnie Borda Hoffecker, Chief Clerk of the Assembly (without enclosure)
Diane Thornton, Legislative Counsel Bureau, Director (without enclosure)
Asher Killian, Legislative Counsel Bureau, Legislative Counsel (without enclosure)