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Office of the Governor

June 2, 2025

The Honorable Steve Yeager
Speaker of the Nevada State Assembly
401 South Carson Street
Carson City, Nevada 89701

Re: Assembly Bill 480 of the 83rd Legislative Session

Dear Speaker Yeager:

I am forwarding to you, for filing within the time limit set forth in the Nevada Constitution and without my approval, Assembly Bill 480 ("AB 480"), which is titled as follows:

AN ACT relating to housing; revising provisions relating to discrimination in housing; and providing other matters properly relating thereto.

Housing discrimination claims across the United States, including in Nevada, are governed by the federal Fair Housing Act—a well-established framework that has evolved over time through regulatory updates and judicial interpretation. The current applicable federal regulation, 24 CFR § 100.500, aligns with the principles reflected in AB 480. For the benefit of all Nevadans, it is prudent that state law remains consistent with federal law in this area.

When state and federal standards diverge, confusion and inefficiencies can follow. For example, if a housing discrimination claim under state law applies a different standard than one under federal law, litigants—such as local governments—could be forced to defend the same land use or zoning decision in both federal and state courts. This duplication would inevitably lead to delays, increased litigation costs, and inconsistent outcomes.

That said, codifying a specific federal regulation into state statute is shortsighted. Federal regulations can change and locking current federal language into Nevada law risks creating a permanent divergence if those federal rules are updated.

Due to the potential for future conflicts with federal authority, I cannot support AB 480.

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 Francisco Aguilar, Secretary of State (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)