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Office of the Governor

June 2, 2025

The Honorable Nicole Cannizzaro
Majority Leader of the Nevada State Senate
401 South Carson Street
Carson City, Nevada 89701

Re: Senate Bill 99 of the 83rd Legislative Session

Dear Leader Cannizzaro:

I am forwarding to you, for filing within the time limit set forth in the Nevada Constitution and without my approval, Senate Bill 99 ("SB 99"), which is titled as follows:

AN ACT relating to housing; authorizing the governing body of a city or county in certain regions to impose, under certain circumstances, a linkage fee on certain developers to pay for certain expenses related to the development of affordable housing; and providing other matters properly relating thereto.

Developing innovative solutions to help Nevadans access stable, attainable housing is essential to building strong, thriving communities across our state. Linkage fees would only serve to increase costs and stifle growth. The effect of linkage fees on costs is at least two-fold. First, the linkage fees permitted under SB 99 would immediately raise the cost of building new homes, expanding existing ones, or making necessary renovations—such as adding space for a growing family or caring for an aging loved one. Nevada should encourage this kind of family-focused growth, not discourage it with added financial burdens. Second, in the long-term, these fees could drive up housing prices overall, as builders may be forced to raise prices to cover higher costs and fairly compensate workers—many of whom may also be struggling to find attainable housing themselves.

Finally, linkage fees are inherently tied to new development, creating a troubling catch-22: they rely on growth to generate revenue, yet they actively discourage that very growth. This dynamic can stall much needed housing projects, leaving Nevadans with fewer options

even as demand rises. In the end, this is a self-defeating policy that makes it harder—not easier—for Nevadans to find attainable housing.

SB 99 may be relegated to one area, but even that is one area too many. Because SB 99 would hinder new construction at a time when Nevada families urgently need more housing, I cannot support it.

For these reasons, I veto this bill and return it to you 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 Steve Yeager, Speaker of the Assembly (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)