

**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY**  
**REAL ESTATE DIVISION**

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 \* (702) 486-4033  
e-mail: [realest@red.nv.gov](mailto:realest@red.nv.gov) \* <http://red.nv.gov/>

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**EXEMPTION DETERMINATION REQUIREMENTS**  
**NRS 119.120(4)**

The Nevada Real Estate Division (Division) understands that you will file for an initial registration exemption determination under Nevada Revised Statutes, Chapter 119.120(4) Residential Builder (RB) filing, SALE OF SUBDIVIDED LAND: LICENSING AND REGULATION.

In order to make this determination, the Division requires the following items to be submitted for each subdivision as defined by a recorded map:

1. Cover letter requesting the exemption, identifying the applicable statutory citation (NRS 119.120(4)) and including any original certifications/requirements referred to the below that may be applicable.
2. A copy of the recorded and approved final subdivision/plat map in 11 x 17 readable size. A separate filing fee and project registration is required for each different recorded map.
3. The common promotional name of the subdivision development and physical locations of the subdivision. Provide the sales office address where the permit letter will be posted.
4. A copy of the Nevada Contractor's license.
5. Submit evidence of the contractor's ownership interest in the project.
6. An original certification signed by the contractor stating that each lot offered or disposed of will include a residential building when disposition is completed.
7. A copy of the purchase agreement including verification that the purchasers will take title free and clear of any encumbrances.
8. The name, address, email, license number and telephone number of the Nevada real estate broker who will assist in marketing the property by completing Form 649, Statement of Project Broker. The issued Exemption Determination must be posted in a conspicuous location in the general sales office and any other offices where sales will be made.

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9. A preliminary title report (PTR) issued after the map was recorded and dated within thirty (30) days of your application for exemption. The legal description on the PTR exhibit should be in lots, blocks or units (condos).
  
10. **\$500** exemption determination fee per NRS 119.320 (per unit or phase), and \$25 for [Form 649](#), revised by the 78<sup>th</sup> Legislative Session, effective July 1, 2015, [http://leg.state.nv.us/Session/78th2015/Bills/AB/AB478\\_EN.pdf](http://leg.state.nv.us/Session/78th2015/Bills/AB/AB478_EN.pdf)

**NOTE:** This exemption request applies only to the herein named subdivision increment.

***IF ANY PART OF THE ABOVE CRITERIA IS MISSING FROM THE PACKAGE, THE REAL ESTATE DIVISION MAY RETURN THE PACKAGE FOR COMPLETION OR ISSUE A DEFICIENCY FOR CORRECTION.***

***THE DIVISION MAY REQUEST ADDITIONAL INFORMATION IF NEEDED.***