

**SMALL BUSINESS IMPACT STATEMENT  
CHANGES TO NAC 645C  
APRIL 21, 2026**

**Proposed changes to NAC 645C Small Business Impact Statement pursuant to NRS 233B.0608:**

**(a) A description of the manner in which comment was solicited from affected small business, a summary of their response and an explanation of the manner in which other interested persons may obtain a copy of the summary.**

The Real Estate Division (Division) will post proposed changes to NAC 645C on the Division's website for the public to review and comment. The Division will also send proposed changes to licensees, organizations, businesses, associations and interested parties related to this profession on December 12, 2025. Along with the proposed changes to NAC 645C, a survey was posted for small businesses to complete regarding how the proposed changes may affect their business.

The Division received one small business impact questionnaire from a member of the public who stated the appraisal industry is already impacted by higher interest rates and Artificial Intelligence, and therefore the proposed regulation would have no beneficial impact on their business.

The Division received one comment from a member of the public with a suggestion to increase the 50-mile limit for properties that appraiser interns can inspect without supervision. The suggestion states an increased limit would allow interns to work in more remote areas of the state. There was also a suggestion to remove the requirement to retake courses that age past 5 years. The suggestion states the cost of retaking a course may be cost prohibitive and potentially redundant.

The Small Business Impact Statement is available on the Division's website at [www.red.nv.gov](http://www.red.nv.gov).

Interested persons may obtain a copy of the small business impact statement or submit statements of impact to:

**Shareece Bates**  
Administration Section Manager  
Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, NV 89102  
[PublicComments@red.nv.gov](mailto:PublicComments@red.nv.gov)  
(702) 486-4036

**(b) The manner in which the small business analysis was conducted for Changes to NAC 645C.**

The Real Estate Division (Division) evaluated all comments and small business impact surveys received regarding the proposed changes to NAC 645C. The Division made changes to the proposed regulation taking into consideration some of the suggestions and recommendations made by interested parties.

**(c) The estimated economic effect of the proposed regulation on the small businesses which it is to regulate, including, without limitation:**

**(1) Both adverse and beneficial effects:**

**(I) Adverse effects:**

The amended requirement for interns to attend commission meetings prior to licensing, should reduce the timeframe of the licensing process for new applicants. Aligning the experience requirements to the national standards will not have any adverse impact on business. The reduction of the timeframe for supervision, may benefit the interns as well, allowing them to complete their training and work in a more expeditious manner.

**(II) Beneficial effects:**

The additional changes to the attendance for commission meetings, and the lessening of restrictions on interns should help increase the number of appraisers throughout the state. The public will benefit as there will be a larger selection of professionals to choose to hire. The industry will benefit as there will be continued growth in the number of licensed professionals.

**(2) Both direct and indirect effects.**

**(I) Direct effect:**

An increase in the number of interns for an approved supervisor will allow more interns to gain appraisal experience and allow Supervising Appraisers to mentor future appraisers. Thereby increasing the number of appraisal services available for the public and private industry throughout the state.

**(II) Indirect effect:**

Additional effects on small businesses will be completed after the 30-day comment period and an analysis of surveys received from small businesses.

**(d) A description of the methods that the Commission considered to reduce the impact of Changes to NAC 645C on small businesses and a statement whether the Real Estate Division actually used any part of those methods.**

The Commission considered methods to reduce the impact of the proposed regulation on small businesses based on comments, survey results and statements received on, during and after the regulation workshops.

**(e) The estimated cost to the agency for enforcement of the proposed regulation.**  
No additional estimated costs to the agency for enforcement of the proposed regulation.

**(f) If Changes to NAC 645C provides a new fee or increases an existing fee, the total annual amount the Real Estate Division expects to collect and the manner in which the money will be used.**

This proposed regulation does not add or increase any existing fees.

**(g) If Changes to NAC 645C includes provisions which duplicate or are more stringent than federal, state or local standards regulating the same activity, an explanation of why such duplicative or more stringent provisions are necessary.**

Changes to NAC 645C do not include any provisions that are duplicate or are more stringent than federal, state or local standards regulating the same activity. The proposed regulation is necessary to be consistent with federal standards.

**(h) The reasons for the conclusions of the Real Estate Division regarding the impact of Changes to NAC 645C on small businesses.**

The Commission received one small business impact statement for the January 21, 2025, workshop and received one public comment for the April 22, 2025, workshop and adoption hearing. The alignment with national standards is essential to ensure Nevada appraisers complete the required education and training and maintains the high level of service that Nevada appraisers uphold.

*I certify that, to the best of my knowledge or belief, a concerted effort was made to determine the impact of the proposed regulation on small businesses and that the information contained in this statement is accurate. (NRS 233B.0608(3))*



---

**Sharath Chandra, Administrator**  
Department of Business & Industry  
Real Estate Division