



STOREY COUNTY COMMISSIONERS' OFFICE

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Jay Carmona, Chair
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Austin Osborne, County Manager

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Re: Summary of Storey County Lands Transfer Nevada BDR

The following briefly summarizes the 2018 Storey County federal lands act transfer and proposed amendments to the Nevada Revised Statutes allowing the county to transfer the land to affected private landowners.

Federal Transfer Background

1. In the early 1900s, Virginia City and Gold Hill townsites were created over federal land without patents. This created clouded title between the federal government and private landowners.
2. Public Law 113.291, passed by Congress and the President in 2018, transferred by quit-claim deed federal interest of approximately 1,745 acres of land in Virginia City and Gold Hill.
3. The law in-part removed federal ownership clouded title on land already owned by private owners.
4. The law solved the issue by quit-claiming federal interest of these properties to Storey County so that the county could in-turn quit-claim its interest over to subject private property owners.
5. At no time did the county hold title over private properties in the area; it is quit-claim only.
6. Economic development, mining, and agricultural purposes were not the intention of land transfer.

NRS Amendments Needed to Complete Transfer

1. NRS 244 requires a fee to transfer land ownership, even for the purposes of clearing federal ownership as described above. The proposed bill would authorize such a transfer in bulk and at no-charge when land is transferred by quit-claim to remove federal clouded title.
2. Common law requires a deed to be accepted by a property owner to transfer title. There are hundreds of properties subject to the 2018 federal lands transfer, and it is virtually impossible to get all owners to accept deeds concurrently. The proposed bill would reverse this process by providing for recording first, delivering the recorded deed to affected landowners who may then opt to file a document declining to accept the deed.
3. NRS 375.090 has requirements for payment of real property transfer tax. The proposed bill would exempt this requirement under the subject circumstances.
4. A title search was done by Storey County on the subject land transfer area. Discussions are occurring about exempting further title searches on each subject property. Also discussed are potential waivers of land surveys as the action will have no effect on parcel boundaries.

The foregoing is not exhaustive. Please contact the Storey County Manager's Office at 775.847.0968 or countymanager@storeycounty.org for more information.

Austin Osborne,
Storey County Manager