

# **TO: All members contemplating confidentiality pursuant to AB 142**

## **RE: Reprint of Points of Interest drafted by Assessor's Office**

This is a list of Points of Interest and issues that may arise from removing your confidential information from the Assessor's records.

All records and documents will be unavailable for any transfer or refinance of the home.

This may affect the following:

- Title companies
- Appraisers
- Mortgage Companies
- Realtors
- Insurance Companies

A notarized statement will be required for each person in which the officer is approving the release of confidential information.

It may require a notarized statement to authorize other county and city agencies to have access to the Assessor's records if they have not been determined to have a legitimate business need for the information, or have not signed the document acknowledging their responsibility to keep the information confidential.

No information will be released over the phone. The officer would need to come into the Assessor's Office in person and sign, or mail, a notarized statement to have the information released.

Address changes would need to be made in the Assessor's Office, not by phone, and include the notarized statement or a mailed notarized statement.

Exemptions, such as Veterans or Surviving Spouse: Any DMV voucher would need to be issued in the Assessor's Office and require the notarized statement. No requests for the vouchers could be taken by phone.

Any exemptions that were requested after the date of the Court Order would not be kept confidential. It is the responsibility of the officer to notify the Assessor's Office that the new Exemption should be confidential. There is no way to monitor any additional records created after the Court Order.

It is the responsibility of the officer to notify the Assessor's Office if they no longer live in the home. The Court Order only covers their residence. Also, if a new property is purchased, a new Court Order is necessary to cover the new residence. If, due to a divorce or similar situation, a minor child remains in the home when the officer is no longer on title, a new Court Order would be necessary to keep the personal information blocked on the home.

Emergency services and 911 dispatchers would only have access to the information if they sign an agreement not to release information. They will not be able to access individual property information by owner or address.

Automatic tax payments would not be available for personal property (manufactured mobile home) payments since the name on the bank account would not match the name on the personal property record.

Manufactured mobile home records would require monitoring by the officer for up to 1 year until programming is in place to automate the system. The officer would need to be aware of tax due dates to verify a tax bill was received. Also, no information could be released without the notarized statement.

Any non-payment of taxes could result in publication of the name and address of the officer on the home, and in the newspaper, in preparation for tax sale.

Manufactured mobile homes taxed as personal property may also have a seizure notice physically posted to the property when taxes are delinquent.

The Assessor's Office provides notary services, free of charge, for the above-mentioned forms that would need to be notarized pursuant to NRS 250.

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