



INFORMATION ABOUT

Southern Nevada Business Overview

Taxes & Incentives

The incentives of doing business in Nevada are expansive. Nevada boasts one of the most liberal tax structures in the nation and from a tax-planning perspective, the return on investment in the form of tax saving dollars can be enormous.

Nevada has **No** Personal State Income Tax, **No** Unitary Tax, **No** Corporate Income Tax, **No** Inventory Tax, **No** Estate and/or Gift Tax, **No** Franchise Tax, **No** Inheritance Tax, and **No** Special Intangible Tax.

Property Tax Rate

County	2007-08 Tax Rate
Clark County	3.1141
Esmeralda County	3.0195
Lincoln County	3.0726
Nye County	3.1322

Real Property Taxes:

The formula for calculating real property tax is as follows:

$$\begin{aligned} \text{Taxable Value} \times .35 &= \text{Assessed Value} \\ \text{Assessed Value} \times \text{Tax Rate} &= \text{Total Property Tax} \end{aligned}$$

For more information, please see "How Property Taxes are Calculated" on our website at <http://econdev.sierrapacific.com/sppc/documents/howproptaxesarecalculated.pdf>.

Personal Property Taxes:

Using the Cost Conversion Factor tables in the "Personal Property Manual" located at <http://econdev.sierrapacific.com/sppc/documents/personalpropertymanual2006-07.pdf>, use the following formula to calculate the assessed value.

The assessed value is the value on which taxes are calculated.

$$\begin{aligned} \text{Actual Cost} \times \text{Cost Index (for appropriate year)} &= \text{Cost of Replacement} \\ \text{Cost of Replacement} \times \text{Percent Good} &= \text{Taxable Value} \\ \text{Taxable Value} \times .35 &= \text{Assessed Value} \end{aligned}$$

Business Resources

Nevada's Industrial Development and/or Mini-Bond Programs through Management Assistance Partnership (MAP)

If you are a Nevada manufacturer and in need of low-cost (2 to 3% below typical commercial rates) financing for real estate, buildings or new equipment, MAP may be able to help you qualify for Nevada's Industrial Development and/or Mini-Bond Programs.

www.itssimple.biz

An easily understandable site including all the information an entrepreneur would need to start a business.

Southern Nevada High Wage Industries

Industry	Annual Mean Wage	Annual Entry Wage	Annual Experience Level Wage
Professional & Business Services	\$61,639.70	\$33,997.35	\$75,460.36
Public Administration	\$50,980.72	\$26,801.95	\$63,070.62
Information	\$46,148.44	\$21,424.02	\$58,510.64
Construction	\$43,098.93	\$24,323.60	\$52,486.09
Education & Health Services	\$40,957.14	\$21,261.86	\$50,805.30

Source: Nevada Department of Employment, Training and Rehabilitation (DETR)

Southern Nevada Business Overview (con't)

Southern Nevada's Largest Employers

Employer	City	Industry	Code	Number of Employees
Clark County School District	Las Vegas	Elementary & Secondary Schools	611110	> 10,000
Bellagio, LLC	Las Vegas	Casino Hotels	721120	9,500 - 9,999
Clark County	Las Vegas	Executive & Legislative Offices Combined	921140	9,000 - 9,499
MGM Grand Hotel/Casino	Las Vegas	Casino Hotels	721120	8,000 - 8,499
Mandalay Bay Resort & Casino	Las Vegas	Casino Hotels	721120	8,000 - 8,499
The Mirage Casino-Hotel	Las Vegas	Casino Hotels	721120	5,500 - 5,999
Caesars Palace	Las Vegas	Casino Hotels	721120	4,500 - 4,999
Las Vegas Metropolitan Police	Las Vegas	Police Protection	922120	4,500 - 4,999
Luxor	Las Vegas	Casino Hotels	721120	3,500 - 3,999
University Medical Center of Southern Nevada	Las Vegas	General Medical & Surgical Hospitals	622110	3,500 - 3,999
Excalibur Hotel & Casino	Las Vegas	Casino Hotels	721120	3,500 - 3,999
Flamingo Hilton Corporation	Las Vegas	Casino Hotels	721120	3,500 - 3,999
Ballys & Paris Casino Hotels	Las Vegas	Casino Hotels	721120	3,500 - 3,999

Source: Nevada Department of Employment, Training and Rehabilitation (DETR)

Impact Fees

For information on Clark County impact fees, please contact the Clark County Plan Submittal Department at 702.455.3600.

Esmeralda, Lincoln, and Nye counties do not currently have commercial impact fees.