

AB376: New: Homeowner Insurance Act

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Newsletter courtesy of your neighbor and
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INSIDE:

- **St James Village, Galena & Montreux Stats**
- **Davis Fire - Our 2nd Spring!**
- **AB 376: New Insurance Programs for Wildfire Areas**
- **Inspections Before you List**
- **Plant Nursery Review**
- **Raw Land Value Increase since Covid**
- **UPDATES: Sierra Reflections • FINCEN**

Inspection and Maintenance: Before You List

Knowing the condition of your property prior to listing can go along way in heading off negotiations after the Buyer's inspection. Being pro-active with a pre-listing inspection, taking care of deferred maintenance, and perhaps adding a few upgrades if needed, will facilitate a quicker sale and better offers. You don't know what you don't know. If you are not a professional, or not willing to go under the house, in the attic, check plumbing, electrical, roof, appliances, HVAC equipment, irrigation, etc., I recommend a pre-inspection. Of course you will have to disclose any discovered defects in the Sellers Real Property Disclosure document, but you will also have the repair or replace receipts. The idea is to stave off possible concessions.



Davis Fire Landscape - Our 2nd Spring!

The Davis Fire started on September 7, 2024. We are in our second spring of new growth and the hillsides are much greener than last year. Many property owners have come through by removing dead and dying shrubs and trees, and limbing up partially burnt trees. Susan Olsen, Fire Safe Committee, St James Village, reported that approximately 30 resident volunteers and about 12 Sugar Pine Foundation (SPF) volunteers (mix of volunteer sign ups and UNR forestry students) planted 250 saplings donated by Moana Nursery, and about 290 seedlings donated by the SPF. These were planted on HOA lots, some private lots and also along Browns Creek trail- both upper and lower portions.

Galena Forest Estates residents, HOAs, private and public forestry professionals have been cutting, piling and burning excess fuel (shrubs and trees) in the Galena Forest area.

Both neighborhoods belong to and advocate for the Firewise guidelines for managing vegetation and defensible space on our rural properties.

For great information about all aspects of Firewise landscaping and structure protection scan or enter:

<https://www.nfpa.org/en/education-and-research/wildfire/preparing-homes-for-wildfire>



This mailer is not intended to solicit another Broker's Listing

\$1,000,000+ • Single Family Residence

St James Village

Address	SOLD Date	Close Price	Close \$ Sq Ft	Asking \$ Sq Ft	Built	Living Area	Bed	Bath	Garage
54 Bennington Ct	1/15/2026	\$1,890,000	\$399.32	\$411.98	1998	4,733	4	4	3
235 Timbercreek Ct	2/2/2026	\$2,700,000	\$523.26	\$571.71	2006	5,160	4	4	3
4660 W Pinewild	4/29/2026	\$2,650,000	\$466.55	\$475.35	2005	5,680	3	5	3

Per NNRMLS a Broker is not allowed to advertise another Broker's listing. Therefore addresses are not supplied for certain properties.

	Asking Price	Asking \$ q ft							
In Contract	\$1,500,000	-	\$408.94	2003	3,668	3	4	3	
In Contract	\$2,500,000	-	\$650.20	1996	3,845	4	4	3	
Listed	\$6,950,000	-	\$1,438.63	2021	4,831	3	4	4	
Listed	\$3,480,000	-	\$699.08	2005	4,978	4	5	4	
660 Sand Cherry Ct	Listed	\$2,995,000	-	\$700.58	2022	4,275	4	4	4
201 S Argyle Ct	Listed	\$2,490,000	-	\$699.44	2014	3,560	4	5	3
	In Contract	\$2,695,900	-	\$710.57	2011	3,794	3	4	4

Galena Forest Neighborhoods

Address	SOLD Date	Close Price	Close \$ Sq Ft	Asking \$ Sq Ft	Built	Living Area	Bed	Bath	Garage
1445 Austrian Pine Rd	5/4/2026	\$1,840,000	\$428.60	\$454.23	1997	4,293	4	4	3
16555 Evergreen Hills Dr	2/19/2026	\$1,700,000	\$467.29	\$494.78	2006	3,638	3	3	3
355 Blue Spruce Rd	2/27/2026	\$1,875,000	\$356.67	\$380.45	2000	5,257	4	4	4
16435 Snow Flower Dr	2/12/2026	\$1,462,500	\$410.35	\$461.56	1995	3,564	5	4	2
1155 Douglas Fir Dr	4/8/2026	\$1,500,000	\$448.56	\$463.52	1991	3,344	4	3	3

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	Asking Price	Asking \$ sq ft							
In Contract	\$2,600,000	-	\$379.12	1993	6,858	6	7	4	
Listed	\$2,175,000	-	\$548.41	2000	3,966	3	4	4	
In Contract	\$1,550,000	-	\$475.31	1991	3,261	4	3	3	
Listed	\$1,149,000	-	\$466.50	1987	2,463	3	3	3	
In Contract	\$1,395,000	-	\$362.81	1990	3,845	4	4	4	
Listed	\$2,175,000	-	\$570.27	2000	3,814	5	5	6	
Listed	\$1,900,000	-	\$467.87	2001	4,061	3	4	6	
Listed	\$2,475,000	-	\$463.83	2005	5,336	5	5	3	

Montreux

Address	SOLD Date	Close Price	Close \$ Sq Ft	Asking \$ Sq Ft	Built	Living Area	Bed	Bath	Garage
6355 Wetzel Ct	3/20/2026	\$1,450,000	\$643.02	\$662.97	2003	2,255	3	3	2
20860 Parc Foret Dr	3/27/2026	\$2,320,000	\$595.64	\$680.36	2015	3,895	4	5	3
20000 Bordeaux Dr	4/3/2026	\$5,975,000	\$757.48	\$757.48	2007	7,888	4	5	5
5745 Dijon Cr	4/3/2026	\$3,500,000	\$619.47	\$619.47	2001	5,650	5	6	3
5810 Strasbourg Ct	4/6/2026	\$2,950,000	\$773.26	\$773.26	2014	3,815	3	4	3
5775 Lausanne Dr	4/8/2026	\$5,375,000	\$584.05	\$597.63	2007	9,203	4	6	4
20588 Chanson Way	4/17/2026	\$2,300,000	\$544.38	\$591.72	2015	4,225	4	6	3
5120 Bordeaux Ct	4/30/2026	\$3,300,000	\$1,018.20	\$1,018.20	2023	3,241	3	4	3
5360 Nestle Ct	5/6/2026	\$4,400,165	\$935.00	\$921.93	2024	4,706	4	5	3

Median SFR	Feb 2025	Feb 2026	Mar 2025	Mar 2026	April 2025	April 2026
Reno	\$599,000	\$607,500	\$599,000	\$625,000	\$605,000	\$630,000
Sparks	\$529,900	\$528,250	\$545,500	\$545,990	\$549,950	\$549,975
Washoe County	\$569,500	\$569,197	\$570,000	\$579,888	\$564,925	\$586,000

For Sale \$2,490,000

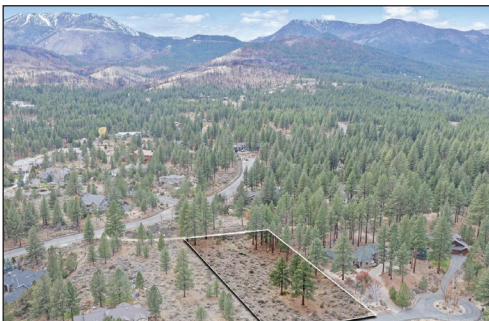
201 S Argyle Ct.
St James Village

4 bed • 4 ½ bath • 3-car garage
3,560 sq ft • 1.05 acre • Built 2014



For Sale \$299,000

177 Nottingham Ct., St James Village
1.02 Acres



For Sale \$2,995,000

660 Sand Cherry Ct.
St James Village

4 bed • 4 bath • 4-car garage
4,275 sq ft • 1.02 acre / Built 2022



For Sale \$635,000

2729 Hamm Ct., Wingfield Springs
4 bed • 2.5 bath • 2,406 sq ft



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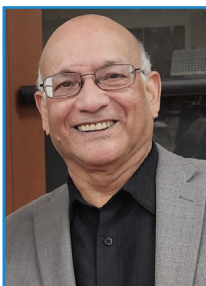
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Local Nursery Review

I enjoy visiting plant nurseries, watching for sales, browsing, reading labels, and buying plants. I love to nurture them and watch them come alive in spring, thrive in summer, and change color in autumn. It all connects me to the garden's circle of life.

The Garden Center in Carson City: 4 acres of pure delight. I like to check out every tree tag for a bargain and buy right before it's transplanted to a larger container. I just recently scored a nice Jeffery Pine. Senior discounts are on Mondays.

Moana Nursery on S Virginia St, Reno: This is my go-to for nice sized relatively deer-tolerant shrubs in 5-gallon containers. The plants are easy to find and organized in nice tidy rows. Senior discounts are on Tuesdays.

Rail City Garden Center in Sparks: Strolling through the aisles reminds me of botanical gardens, with creative plant combinations that generate design ideas. Senior discounts are on Tuesdays.



FINCEN Update

The nationwide rule requiring reporting of non-financed cash transfers of real estate bought by trusts or legal entities, which went into effect on March 1, 2026, has been struck down in its entirety. A federal district court in Texas vacated the FinCEN Residential Real Estate Reporting Rule on March 19, 2026, ruling that the agency exceeded its authority under the Bank Secrecy Act. The nationwide ruling suspends the requirement, rendering the rule unenforceable while the order stands.

Raw Land: A finite Resource

Excerpt from an article by Snejana Farberov, April 21, 2026

Nation-wide Prices for Raw Land Surged a Staggering 87% Since 2019.

According to the analysis of land listings by the Realtor.com®, overall land prices per acre surged roughly 77% between early 2019 and March 2026.

Untouched land has appreciated the most since 2019, with the median per-acre prices surging to 86.5%, leaving build-ready lots trailing behind with a 53.3% increase. Prices on semi-developed acreage followed closely behind raw land, rising just over 80% over the same period.

“Buyers at the upper end of the market are not purchasing a finished product,” Jenkins tells Realtor.com. “They are purchasing a position inside a landscape. The raw ground is the asset. What gets built on it is secondary. When that premise drives demand, raw land prices naturally decouple from the build-ready tier and begin to run on their own logic.”

“The buyer selects the site, the architect, the builder, and the time-line,” he says. “At the estate level, that matters enormously. You are building a generational asset, not a spec home.”



AB 376: An Act Relating to Home Owner Insurance for Areas of High Wildfire Risk: Eff. January 1, 2026

This Act, among other provisions, states the Commissioner will establish and administer the Regulatory Experimentation Program for Insurance Product Innovation. This program enables an authorized insurer, who offers at least one insurance product in the state that provides property insurance coverage for real or personal property, to test a qualified insurance product without complying with certain regulations. Insurers wanting to participate in the program must submit a written application for each product proposed for testing in the form prescribed by the Commissioner.

The Act permits insurers to exclude wildfire from coverage under a property insurance policy. Insurers may also issue a property insurance policy that solely covers the peril of wildfire on a standalone basis or in coordination with a policy that excludes the peril of wildfire.

Insurers can carve out wildfire coverage. You might have to buy a separate “stand-alone” policy just for fires.

According to an opinion piece in the Reno Gazette Journal, the law makes it harder to see how companies decide to deny coverage, making it crucial to read your policy carefully.

According to advocates like Nevada Policy, the legislature wanted to prevent companies from completely leaving Nevada. As of 2025/2026, many insurers were stopping renewals in Nevada due to high wildfire risks.

<https://legiscan.com/NV/bill/AB376/2025>

Sierra Reflections Update

On March 10, 2026, the Washoe County Board of Commissioners voted 3-2 to approve the Sierra Reflections project, overturning a unanimous January 2026 denial by the Planning Commission.

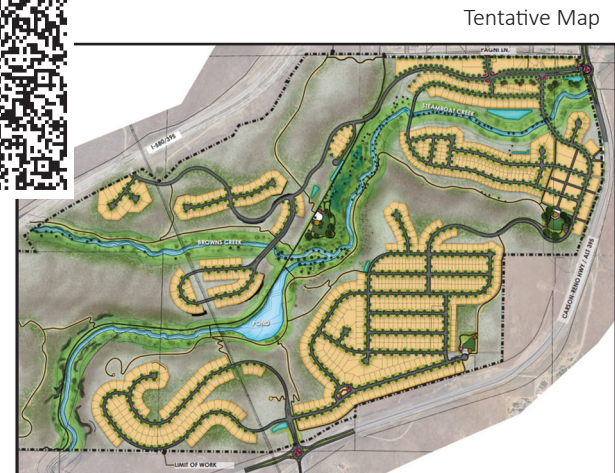
The project is undergoing further compliance review and must meet over 100 conditions before a final map is approved.

Get involved and stay informed: <http://stopsr.com>

940 Lots • Underlying Density allows for 1,083 Units • Located between Pleasant Valley and Washoe City • Adjacent to US 395



Tentative Map and Infrastructure PDF



Tentative Map