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Nevada's Opportunity: Growth by Design in 2027

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Nevada voters delivered a historic change for our state on November 3. Attorney General Aaron Ford unseated Governor Joe Lombardo, Democrats swept all six statewide constitutional offices for the first time since 1962, and the party will hold a governing trifecta, including an Assembly supermajority, when the 84th Legislative Session convenes on February 1, 2027.

Leadership changes invite speculation about what the future brings; the most consequential question may be how Nevada will manage the growth pressure behind the result.

Nevada sits at the intersection of technology development, critical minerals, and the energy and infrastructure that support both. Nevada is a hub for data centers, advanced manufacturing, and battery supply chains, and holds some of the nation's most important critical mineral resources. Each sector needs power, water, and land, which Nevadans expect to be responsibly managed.

Meeting that demand with responsible attention to those resources is the state's central policy challenge, and the outcome will depend on how clearly and strategically policy is designed and implemented. Recent action shows Nevada's institutions can respond.

Energy prices for all Nevadans remain a major concern. This is not new but is escalating. On energy, AB 524 (2023) reformed integrated resource planning, limiting piecemeal proposals and ensuring public participation in major investment decisions while preserving amendments for critical needs. On water, SB 47 (2017) recognized the hydrologic connection between surface water and groundwater, empowering the State Engineer to act on substantiated science, a principle later reinforced by the Nevada Supreme Court. On infrastructure, focused governmental units, such as the general improvement district serving the Tahoe-Reno Industrial Center, show another alternative for delivering the services that make development possible.

Each example reflects a defining trait: Nevada can implement reform within a single legislative cycle. That agility cuts both ways. It allows quick action, but it can also produce rushed or politicized decisions that take hold before misjudgments are caught particularly in areas requiring significant technical expertise for decision-making. The difference lies in how policy is designed and implemented.

Partisan divides are most potent when policy is overbroad or vague, leaving each side room to fear the worst. Clear, strategic policy

frameworks narrow that gap. They define what is expected, how it will be measured, and who decides. They give regulators defensible authority, investors the certainty to commit capital, and communities confidence that growth will be managed responsibly.

Distinct rules must be matched by sound implementation. In Nevada, permits, rulemakings, and contested regulatory proceedings most often turn on substantiated evidence and clear narratives: credible science and data, and a clear explanation of how a proposal serves the public interest. That record gives decisionmakers the confidence to act and the footing to withstand challenge.

Stakeholder engagement connects the two. Developers, operators, local governments, tribes, conservation interests, and communities all have access to Nevada's processes. That matters most in 2027, as the 84th Session convenes and new executive and regulatory leaders set priorities that will last for years. Those who engage early, with specific proposals and a supporting record, will shape the outcome.

The new alignment in Carson City will bring new priorities, but Nevada's fundamentals remain intact. We look forward to working with clients and stakeholders to ensure the next chapter is written with precision.

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