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Neal Schwartz Proposes 'Wetlands Development Accountability Act' Amid Red Hawk Debate

Sparks, NV — Citing community concerns surrounding the proposed redevelopment of portions of the Lakes Course at Red Hawk Golf & Resort, Nevada Assembly District 31 candidate Neal Schwartz announced today that he will introduce the Wetlands Development Accountability Act on the first day of the next Nevada legislative session.

The legislation is designed to protect homeowners and neighboring properties when developers build on wetlands, hydric soils, or environmentally sensitive land.

“The debate in Wingfield Springs has made one thing clear,” Schwartz said. “Families want responsible growth. They want transparency. And they don’t want to be left holding the financial risk if environmental or soil conditions cause problems years after construction.”

The Red Hawk proposal, which would convert portions of open golf course land into residential housing, has prompted public discussion about drainage patterns, groundwater movement, infrastructure capacity, traffic, and long-term soil stability.

Schwartz emphasized that the legislation is not directed at any single developer, but rather creates statewide accountability standards whenever construction occurs on sensitive land.

“If a project involves wetlands or hydric soils, if it alters drainage or groundwater, the developer should stand behind the long-term impacts of that decision,” Schwartz said.

The Wetlands Development Accountability Act would:

- Require independent geotechnical and hydrological studies before project approval
- Mandate clear disclosure of soil and groundwater risks to homebuyers
- Protect adjacent property owners if development contributes to flooding, subsidence, or drainage changes
- Extend liability for foundation failures linked to unstable soil
- Require long-term bonding or financial assurance lasting up to 20 years

Under the bill, developers building on former wetlands or hydric soils would remain financially responsible if those conditions later contribute to structural damage.

Schwartz reaffirmed his commitment to protecting Red Hawk and surrounding neighborhoods while supporting responsible growth.

“Nevada needs housing. But growth must be smart and accountable,” he said. “If profit is immediate and risk is long-term, families should not be the ones carrying that risk.”

Schwartz has committed to filing the bill on the first day of session.

“Our community is watching what happens at Red Hawk,” he said. “I’m listening and I’m acting.”

About Neal Schwartz

Neal Schwartz is a candidate for Nevada State Assembly District 31 committed to responsible growth, homeowner protections, and sustainable development practices in Northern Nevada. Learn more at NealForNevada.com.

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