

ASSEMBLY BILL NO. 130—ASSEMBLYMAN SPRINKLE

PREFILED FEBRUARY 10, 2017

Referred to Committee on Judiciary

SUMMARY—Revises various provisions relating to guardianships.
(BDR 13-524)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to guardianships; authorizing a court to require a proposed guardian to file a proposed preliminary care plan and budget; establishing the process by which an attorney may obtain the approval of the court to receive compensation from the assets of a ward for certain services; establishing the Office of the State Public Guardian; replacing the term “incompetent” with the term “incapacitated” for purposes of guardianships and revising the definition thereof; revising various provisions relating to notice given to certain persons; revising provisions concerning the sale of real and personal property of a ward; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

- 1 Existing law defines the term “incompetent” for purposes of the provisions of
- 2 law governing guardianships. (NRS 159.019) **Section 7** of this bill replaces the
- 3 term “incompetent” with the term “incapacitated” and revises the definition thereof.
- 4 **Sections 5, 6, 11-17, 20, 22 and 35-43** of this bill make conforming changes.
- 5 Existing law generally requires a petitioner in a guardianship proceeding to
- 6 give notice of the time and place of the hearing on any petition filed in the
- 7 guardianship proceeding to certain persons, including any minor ward who is 14
- 8 years of age or older. (NRS 159.034) **Section 8** of this bill revises this requirement
- 9 and requires that notice be given to any ward who is 14 years of age or older,
- 10 regardless of whether the ward is considered to have the capacity to understand or
- 11 appreciate the contents of the petition.
- 12 Existing law provides that after the filing of a petition in a guardianship
- 13 proceeding, the clerk is required to issue a citation setting forth a time and place for
- 14 the hearing and directing certain persons to appear and show cause why a guardian



15 should not be appointed for the proposed ward. (NRS 159.047) **Section 9** of this
16 bill requires a copy of the petition to be served together with the citation on certain
17 persons, including a proposed ward who is 14 years of age or older, regardless of
18 whether the ward is considered to have the capacity to understand or appreciate the
19 contents of the petition, and **section 10** of this bill requires that the proposed ward
20 be served by personal service. **Section 9** also requires a person who serves notice
21 upon the proposed ward to file with the court an affidavit stating that notice was
22 served.

23 Existing law requires a guardian of the person to file with the court a written
24 report on the condition of the ward and the exercise of authority and performance
25 of duties by the guardian at certain specified times. (NRS 159.081) **Section 18** of
26 this bill requires that such a report be served on the ward.

27 **Section 21** of this bill requires the guardian of the estate and the guardian of the
28 person to be notified if the ward is a party to any criminal action. **Section 23** of this
29 bill requires that notice be given to a ward upon the filing of certain petitions or any
30 account.

31 Existing law establishes various provisions concerning transactions involving
32 real and personal property of a ward, including the sale of such property. (NRS
33 159.127-159.175) **Sections 24-31** of this bill revise certain provisions concerning
34 the sale of real property of a ward, and **section 44** of this bill repeals provisions of
35 law relating to a public auction for the sale of real property. **Sections 32-34** of this
36 bill revise provisions concerning the sale of personal property of a ward. **Section 33**
37 of this bill requires that notice of such a sale be given to a ward who is 14 years of
38 age or older and certain other persons before a guardian may sell the personal
39 property of a ward.

40 **Section 2** of this bill specifies that upon the filing of a petition for the
41 appointment of a guardian, the court may require a proposed guardian to file a
42 proposed preliminary care plan and budget, the format of which and the timing of
43 the filing thereof must be specified by a court rule approved by the Supreme Court.

44 **Section 3** of this bill provides that an attorney is entitled to receive just,
45 reasonable and necessary compensation for services associated with the
46 commencement and administration of a guardianship, but prohibits such
47 compensation from being paid from the assets of a ward without court approval.
48 **Section 3** establishes the process by which an attorney is able to obtain the
49 approval of the court.

50 **Section 4** of this bill establishes the Office of the State Public Guardian.
51 **Section 4** provides that the State Public Guardian is appointed by the Supreme
52 Court and serves at the pleasure of the Court. **Section 4** also authorizes the State
53 Public Guardian to hire two accountants and two investigators to provide auditing
54 and investigative services to the district courts during the administration of
55 guardian proceedings.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** Chapter 159 of NRS is hereby amended by adding
2 thereto the provisions set forth as sections 2, 3 and 4 of this act.

3 **Sec. 2.** *Upon the filing of a petition for the appointment of a*
4 *guardian, the court may require a proposed guardian to file a*
5 *proposed preliminary care plan and budget. The format of such*
6 *a proposed preliminary care plan and budget and the timing of the*



1 *filing thereof must be specified by a rule approved by the Supreme*
2 *Court.*

3 **Sec. 3.** 1. *An attorney is entitled to just, reasonable and*
4 *necessary compensation for services associated with the*
5 *commencement and administration of a guardianship. Such*
6 *compensation must not be paid from the assets of a ward unless*
7 *and until the court allows the payment to occur pursuant to this*
8 *section.*

9 2. *When an attorney who intends to seek compensation from*
10 *the estate of a ward first appears in the guardianship proceeding,*
11 *the attorney shall give written notice of the basis of the*
12 *compensation by filing with the court a written agreement between*
13 *the attorney and the ward. The agreement:*

14 (a) *Must provide a general explanation of the compensation*
15 *arrangement and how compensation will be computed;*

16 (b) *Must include the hourly billing rates of all timekeepers,*
17 *including, without limitation, attorneys, law clerks and paralegals;*

18 (c) *Must be served by the attorney on all persons entitled to*
19 *notice pursuant to NRS 159.034 and 159.047; and*

20 (d) *Is subject to approval by the court after a hearing.*

21 3. *An attorney may file with the court a petition requesting*
22 *compensation, which must include the following information:*

23 (a) *A detailed statement as to the nature and extent of the*
24 *services performed by the attorney;*

25 (b) *An itemization of each task performed by the attorney, with*
26 *reference to the time spent on each task in an increment to the*
27 *nearest one-tenth of an hour and with no minimum billing unit in*
28 *excess of one-tenth of an hour;*

29 (c) *An indication of whether any time billed, including,*
30 *without limitation, any time spent traveling or waiting, benefited*
31 *any clients of the attorney other than the ward and, if so, how*
32 *many other clients benefited from such time; and*

33 (d) *Any other information considered relevant to a*
34 *determination of entitlement to compensation.*

35 ↪ *Absent approval from all interested persons, any supplemental*
36 *requests for fees by the attorney cannot be augmented in open*
37 *court and must be properly noticed in the same manner as the*
38 *underlying petition requesting compensation.*

39 4. *In determining whether compensation is just, reasonable*
40 *and necessary, the court may consider all the following factors:*

41 (a) *The written agreement approved by the court between the*
42 *attorney and the ward which sets forth the manner in which*
43 *compensation is to be calculated.*

44 (b) *Whether the services actually advanced or attempted to*
45 *advance the best interests of the ward.*



1 (c) *The qualities of the attorney, including, without limitation,*
2 *his or her ability, training, education, experience, professional*
3 *standing and skill.*

4 (d) *The character of the work to be done, including, without*
5 *limitation, the difficulty, intricacy and importance of the work, the*
6 *time and skill required to complete the work, the responsibility*
7 *imposed and the nature of the proceedings.*

8 (e) *The work actually performed by the attorney, including,*
9 *without limitation, the skill, time and attention given to the work.*

10 (f) *The result of the work, including, without limitation,*
11 *whether the attorney was successful and any benefits that were*
12 *derived.*

13 (g) *The usual and customary fees charged in the relevant*
14 *professional communities for each task performed, regardless of*
15 *who actually performed the task. An attorney may be awarded:*

16 (1) *Compensation at an attorney rate for time spent*
17 *performing services that require an attorney;*

18 (2) *Compensation at a paralegal rate for time spent*
19 *performing paralegal services;*

20 (3) *Compensation at a fiduciary rate for time spent*
21 *performing fiduciary services; and*

22 (4) *No compensation for time spent performing secretarial*
23 *or clerical services.*

24 (h) *The appropriate apportionment among multiple clients of*
25 *any billed time that benefited multiple clients of the attorney.*

26 (i) *The extent to which the services were provided in a*
27 *reasonable, efficient and cost-effective manner, including, without*
28 *limitation, whether there was appropriate and prudent delegation*
29 *of services to others.*

30 (j) *The ability of the ward to pay, including, without limitation:*

31 (1) *The value of the estate under guardianship;*

32 (2) *The nature, extent and liquidity of the assets of the*
33 *ward;*

34 (3) *The disposable net income of the ward;*

35 (4) *The anticipated future needs and income of the ward;*

36 (5) *Any other foreseeable expenses; and*

37 (6) *Any other factors that are relevant to the duties of the*
38 *guardian pursuant to NRS 159.079 or 159.083.*

39 (k) *The efforts made by the attorney to reduce and minimize*
40 *any issues.*

41 (l) *Any actions by the attorney that unnecessarily expanded*
42 *issues or delayed or hindered the efficient administration of the*
43 *estate.*

44 (m) *Any other factor that is relevant in determining whether*
45 *compensation is just, reasonable and necessary.*



1 **5. The court shall not approve compensation for an attorney**
2 **for:**

3 **(a) Time spent on internal business activities of the attorney,**
4 **including, without limitation, clerical or secretarial support; or**

5 **(b) Time reported as a total amount of time spent on multiple**
6 **tasks, rather than an itemization of the time spent on each task.**

7 **6. Any fees paid by a third party, including, without**
8 **limitation, a trust of which the estate is a beneficiary, must be**
9 **disclosed to and approved by the court.**

10 **7. In addition to the compensation for ordinary services of an**
11 **attorney that are set forth in this section, an attorney is entitled to**
12 **receive compensation for ordinary costs and expenses incurred in**
13 **the scope of his or her representation of the ward.**

14 **Sec. 4. 1. The Office of the State Public Guardian is hereby**
15 **created.**

16 **2. The State Public Guardian is:**

17 **(a) Appointed by the Supreme Court and serves at the pleasure**
18 **of the Court; and**

19 **(b) Entitled to receive an annual salary set by the Supreme**
20 **Court within the limits of legislative appropriations.**

21 **3. The State Public Guardian may hire two accountants and**
22 **two investigators to provide auditing and investigative services to**
23 **the district courts during the administration of guardianship**
24 **proceedings.**

25 **Sec. 5.** NRS 159.014 is hereby amended to read as follows:

26 159.014 “Care provider” includes any public or private
27 institution located within or outside this state which provides
28 facilities for the care or maintenance of ~~incompetents,~~ **persons**
29 **who are incapacitated,** persons of limited capacity or minors.

30 **Sec. 6.** NRS 159.015 is hereby amended to read as follows:

31 159.015 “Court” means any court or judge having jurisdiction
32 of the persons and estates of minors, ~~incompetent~~ **persons** ~~who~~ **who**
33 **are incapacitated** or persons of limited capacity.

34 **Sec. 7.** NRS 159.019 is hereby amended to read as follows:

35 159.019 ~~“Incompetent” means an adult~~ **A person** ~~who, by~~
36 ~~reason of mental illness, mental deficiency, disease, weakness of~~
37 ~~mind or any other cause,~~ **is “incapacitated” if he or she, for**
38 **reasons other than being a minor,** is unable ~~to, without assistance,~~
39 ~~properly to manage and take care of himself or herself or his or her~~
40 ~~property, or both. The term includes a person who is mentally~~
41 ~~incapacitated,~~ **to receive and evaluate information or make or**
42 **communicate decisions to such an extent that the person lacks the**
43 **ability to meet essential requirements for physical health, safety or**
44 **self-care without appropriate assistance.**



1 **Sec. 8.** NRS 159.034 is hereby amended to read as follows:

2 159.034 1. Except as otherwise provided in this section, by
3 specific statute or as ordered by the court, a petitioner in a
4 guardianship proceeding shall give notice of the time and place of
5 the hearing on any petition filed in the guardianship proceeding to:

6 (a) Any ~~minor~~ ward who is 14 years of age or older ~~H~~ ,
7 *regardless of whether the ward is considered to have the capacity*
8 *to understand or appreciate the contents of the petition.*

9 (b) The parent or legal guardian of any minor ward who is less
10 than 14 years of age.

11 (c) The spouse of the ward and all other known relatives of the
12 ward who are within the second degree of consanguinity.

13 (d) Any other interested person or the person's attorney who has
14 filed a request for notice in the guardianship proceedings and has
15 served a copy of the request upon the guardian. The request for
16 notice must state the interest of the person filing the request and the
17 person's name and address, or that of his or her attorney.

18 (e) The guardian, if the petitioner is not the guardian.

19 (f) Any person or care provider who is providing care for the
20 ward, except that if the person or care provider is not related to the
21 ward, such person or care provider must not receive copies of any
22 inventory or accounting.

23 (g) Any office of the Department of Veterans Affairs in this
24 State if the ward is receiving any payments or benefits through the
25 Department of Veterans Affairs.

26 (h) The Director of the Department of Health and Human
27 Services if the ward has received or is receiving benefits from
28 Medicaid.

29 (i) Those persons entitled to notice if a proceeding were brought
30 in the ward's home state.

31 2. The petitioner shall give notice not later than 10 days before
32 the date set for the hearing:

33 (a) By mailing a copy of the notice by certified, registered or
34 ordinary first-class mail to the residence, office or post office
35 address of each person required to be notified pursuant to this
36 section;

37 (b) By personal service; or

38 (c) In any other manner ordered by the court, upon a showing of
39 good cause.

40 3. Except as otherwise provided in this subsection, if none of
41 the persons entitled to notice of a hearing on a petition pursuant to
42 this section can, after due diligence, be served by certified mail or
43 personal service and this fact is proven by affidavit to the
44 satisfaction of the court, service of the notice must be made by
45 publication in the manner provided by N.R.C.P. 4(e). In all such



1 cases, the notice must be published not later than 10 days before the
2 date set for the hearing. If, after the appointment of a guardian, a
3 search for relatives of the ward listed in paragraph (c) of subsection
4 1 fails to find any such relative, the court may waive the notice by
5 publication required by this subsection.

6 4. For good cause shown, the court may waive the requirement
7 of giving notice.

8 5. A person entitled to notice pursuant to this section may
9 waive such notice. Such a waiver must be in writing and filed with
10 the court.

11 6. On or before the date set for the hearing, the petitioner shall
12 file with the court proof of giving notice to each person entitled to
13 notice pursuant to this section.

14 **Sec. 9.** NRS 159.047 is hereby amended to read as follows:

15 159.047 1. Except as otherwise provided in NRS 159.0475
16 and 159.049 to 159.0525, inclusive, upon the filing of a petition
17 under NRS 159.044, the clerk shall issue a citation setting forth a
18 time and place for the hearing and directing the persons or care
19 provider referred to in subsection 2 to appear and show cause why a
20 guardian should not be appointed for the proposed ward.

21 2. A citation issued under subsection 1 , *together with a copy*
22 *of the petition filed under NRS 159.044*, must be served upon:

23 (a) A proposed ward who is 14 years of age or older **H** ,
24 *regardless of whether the proposed ward is considered to have the*
25 *capacity to understand or appreciate the contents of the citation*
26 *and petition;*

27 (b) The spouse of the proposed ward and all other known
28 relatives of the proposed ward who are:

29 (1) Fourteen years of age or older; and

30 (2) Within the second degree of consanguinity;

31 (c) The parents and custodian of the proposed ward;

32 (d) Any person or officer of a care provider having the care,
33 custody or control of the proposed ward;

34 (e) The proposed guardian, if the petitioner is not the proposed
35 guardian;

36 (f) Any office of the Department of Veterans Affairs in this
37 State if the proposed ward is receiving any payments or benefits
38 through the Department of Veterans Affairs; and

39 (g) The Director of the Department of Health and Human
40 Services if the proposed ward has received or is receiving any
41 benefits from Medicaid.

42 3. *A person who serves notice upon a proposed ward*
43 *pursuant to paragraph (a) of subsection 2 shall file with the court*
44 *an affidavit stating that he or she served notice upon the proposed*
45 *ward in accordance with the provisions of NRS 159.0475.*



1 **Sec. 10.** NRS 159.0475 is hereby amended to read as follows:

2 159.0475 1. A copy of the citation issued pursuant to NRS
3 159.047 , *together with a copy of the petition filed under NRS*
4 *159.044*, must be served : ~~{by:}~~

5 (a) *Except as otherwise ordered by the court, on a proposed*
6 *ward who is 14 years of age or older by personal service in the*
7 *manner provided pursuant to N.R.C.P. 4(d) at least 10 days before*
8 *the date set for the hearing; and*

9 (b) *On each person required to be served pursuant to NRS*
10 *159.047 other than a proposed ward by:*

11 (1) Certified mail, with a return receipt requested, ~~{on each~~
12 ~~person required to be served pursuant to NRS 159.047}~~ at least 20
13 days before the hearing; or

14 ~~{(b)}~~ (2) Personal service in the manner provided pursuant to
15 N.R.C.P. 4(d) at least 10 days before the date set for the hearing .
16 ~~{on each person required to be served pursuant to NRS 159.047.}~~

17 2. If none of the persons on whom the citation *and petition* is
18 to be served can, after due diligence, be served by certified mail or
19 personal service , *as applicable*, and this fact is proven ~~{}~~ by
20 affidavit ~~{}~~ to the satisfaction of the court, service of the citation
21 *and petition* must be made by publication in the manner provided
22 by N.R.C.P. 4(e). In all such cases, the citation *and petition* must be
23 published at least 20 days before the date set for the hearing.

24 3. A citation *and petition* need not be served on a person or an
25 officer of the care provider who has signed the petition or a written
26 waiver of service of *the* citation *and petition* or who makes a
27 general appearance.

28 4. The court may find that notice is sufficient if:

29 (a) *The citation and petition have been served by personal*
30 *service on the proposed ward and an affidavit of such service has*
31 *been filed with the court pursuant to subsection 3 of NRS 159.047;*

32 (b) The citation ~~{has}~~ *and petition have* been served by certified
33 mail, with a return receipt requested, or by personal service on the
34 ~~{proposed ward.}~~ care provider or public guardian required to be
35 served pursuant to NRS 159.047; and

36 ~~{(b)}~~ (c) At least one relative of the proposed ward who is
37 required to be served pursuant to NRS 159.047 has been served, as
38 evidenced by the return receipt or the certificate of service. If the
39 court finds that at least one relative of the proposed ward has not
40 received notice that is sufficient, the court will require the citation
41 *and petition* to be published pursuant to subsection 2.

42 **Sec. 11.** NRS 159.048 is hereby amended to read as follows:

43 159.048 The citation issued pursuant to NRS 159.047 must
44 state that the:



1 1. Proposed ward may be adjudged to be ~~incompetent~~
2 *incapacitated* or of limited capacity and a guardian may be
3 appointed for the proposed ward;

4 2. Proposed ward's rights may be affected as specified in the
5 petition;

6 3. Proposed ward has the right to appear at the hearing and to
7 oppose the petition; and

8 4. Proposed ward has the right to be represented by an
9 attorney, who may be appointed for the proposed ward by the court
10 if the proposed ward is unable to retain one.

11 **Sec. 12.** NRS 159.0487 is hereby amended to read as follows:

12 159.0487 Any court of competent jurisdiction may appoint:

13 1. Guardians of the person, of the estate, or of the person and
14 estate for ~~incompetents~~ *persons who are incapacitated* or minors
15 whose home state is this State.

16 2. Guardians of the person or of the person and estate for
17 ~~incompetents~~ *persons who are incapacitated* or minors who,
18 although not residents of this State, are physically present in this
19 State and whose welfare requires such an appointment.

20 3. Guardians of the estate for nonresident ~~incompetents~~
21 *persons who are incapacitated* or nonresident minors who have
22 property within this State.

23 4. Special guardians.

24 5. Guardians ad litem.

25 **Sec. 13.** NRS 159.054 is hereby amended to read as follows:

26 159.054 1. If the court finds *that* the proposed ward
27 ~~competent~~ *is not incapacitated* and *is* not in need of a guardian,
28 the court shall dismiss the petition.

29 2. If the court finds *that* the proposed ward ~~to be~~ *is* of limited
30 capacity and *is* in need of a special guardian, the court shall enter an
31 order accordingly and specify the powers and duties of the special
32 guardian.

33 3. If the court finds that appointment of a general guardian is
34 required, the court shall appoint a general guardian of the ward's
35 person, estate, or person and estate.

36 **Sec. 14.** NRS 159.0593 is hereby amended to read as follows:

37 159.0593 1. If the court orders a general guardian appointed
38 for a proposed ward, the court shall determine, by clear and
39 convincing evidence, whether the proposed ward is a person with a
40 mental defect who is prohibited from possessing a firearm pursuant
41 to 18 U.S.C. § 922(d)(4) or (g)(4). If a court makes a finding
42 pursuant to this section that the proposed ward is a person with a
43 mental defect, the court shall include the finding in the order
44 appointing the guardian and cause, within 5 business days after
45 issuing the order, a record of the order to be transmitted to the



1 Central Repository for Nevada Records of Criminal History, along
2 with a statement indicating that the record is being transmitted for
3 inclusion in each appropriate database of the National Instant
4 Criminal Background Check System.

5 2. As used in this section:

6 (a) "National Instant Criminal Background Check System" has
7 the meaning ascribed to it in NRS 179A.062.

8 (b) "Person with a mental defect" means a person who, as a
9 result of marked subnormal intelligence, mental illness,
10 ~~incompetence,~~ *incapacitation*, condition or disease, is:

11 (1) A danger to himself or herself or others; or

12 (2) Lacks the capacity to contract or manage his or her own
13 affairs.

14 **Sec. 15.** NRS 159.0613 is hereby amended to read as follows:

15 159.0613 1. Except as otherwise provided in subsection 3, in
16 a proceeding to appoint a guardian for an adult, the court shall give
17 preference to a nominated person or relative, in that order of
18 preference:

19 (a) Whether or not the nominated person or relative is a resident
20 of this State; and

21 (b) If the court determines that the nominated person or relative
22 is qualified and suitable to be appointed as guardian for the adult.

23 2. In determining whether any nominated person, relative or
24 other person listed in subsection 4 is qualified and suitable to be
25 appointed as guardian for an adult, the court shall consider, if
26 applicable and without limitation:

27 (a) The ability of the nominated person, relative or other person
28 to provide for the basic needs of the adult, including, without
29 limitation, food, shelter, clothing and medical care;

30 (b) Whether the nominated person, relative or other person has
31 engaged in the habitual use of alcohol or any controlled substance
32 during the previous 6 months, except the use of marijuana in
33 accordance with the provisions of chapter 453A of NRS;

34 (c) Whether the nominated person, relative or other person has
35 been judicially determined to have committed abuse, neglect,
36 exploitation, isolation or abandonment of a child, his or her spouse,
37 his or her parent or any other adult, unless the court finds that it is in
38 the best interests of the ward to appoint the person as guardian for
39 the adult;

40 (d) Whether the nominated person, relative or other person is
41 ~~incompetent~~ *incapacitated* or has a disability; and

42 (e) Whether the nominated person, relative or other person has
43 been convicted in this State or any other jurisdiction of a felony,
44 unless the court determines that any such conviction should not
45 disqualify the person from serving as guardian for the adult.



1 3. If the court finds that two or more nominated persons are
2 qualified and suitable to be appointed as guardian for an adult, the
3 court may appoint two or more nominated persons as co-guardians
4 or shall give preference among them in the following order of
5 preference:

6 (a) A person whom the adult nominated for the appointment as
7 guardian for the adult in a will, trust or other written instrument that
8 is part of the adult's established estate plan and was executed by the
9 adult while ~~competent.~~ *he or she was not incapacitated.*

10 (b) A person whom the adult requested for the appointment as
11 guardian for the adult in a written instrument that is not part of the
12 adult's established estate plan and was executed by the adult while
13 ~~competent.~~ *he or she was not incapacitated.*

14 4. Subject to the preferences set forth in subsections 1 and 3,
15 the court shall appoint as guardian the qualified person who is most
16 suitable and is willing to serve. In determining which qualified
17 person is most suitable, the court shall, in addition to considering
18 any applicable factors set forth in subsection 2, give consideration,
19 among other factors, to:

20 (a) Any nomination or request for the appointment as guardian
21 by the adult.

22 (b) Any nomination or request for the appointment as guardian
23 by a relative.

24 (c) The relationship by blood, adoption, marriage or domestic
25 partnership of the proposed guardian to the adult. In considering
26 preferences of appointment, the court may consider relatives of the
27 half blood equally with those of the whole blood. The court may
28 consider any relative in the following order of preference:

29 (1) A spouse or domestic partner.

30 (2) A child.

31 (3) A parent.

32 (4) Any relative with whom the adult has resided for more
33 than 6 months before the filing of the petition or any relative who
34 has a power of attorney executed by the adult while ~~competent.~~ *he*
35 *or she was not incapacitated.*

36 (5) Any relative currently acting as agent.

37 (6) A sibling.

38 (7) A grandparent or grandchild.

39 (8) An uncle, aunt, niece, nephew or cousin.

40 (9) Any other person recognized to be in a familial
41 relationship with the adult.

42 (d) Any recommendation made by a master of the court or
43 special master pursuant to NRS 159.0615.

44 (e) Any request for the appointment of any other interested
45 person that the court deems appropriate, including, without



1 limitation, a person who is not a relative and who has a power of
2 attorney executed by the adult while ~~competent.~~ *he or she was not*
3 *incapacitated.*

4 5. The court may appoint as guardian any nominated person,
5 relative or other person listed in subsection 4 who is not a resident
6 of this State. The court shall not give preference to a resident of this
7 State over a nonresident if the court determines that:

8 (a) The nonresident is more qualified and suitable to serve as
9 guardian; and

10 (b) The distance from the proposed guardian's place of
11 residence and the adult's place of residence will not affect the
12 quality of the guardianship or the ability of the proposed guardian to
13 make decisions and respond quickly to the needs of the adult
14 because:

15 (1) A person or care provider in this State is providing
16 continuing care and supervision for the adult;

17 (2) The adult is in a secured residential long-term care
18 facility in this State; or

19 (3) Within 30 days after the appointment of the proposed
20 guardian, the proposed guardian will move to this State or the adult
21 will move to the proposed guardian's state of residence.

22 6. If the court appoints a nonresident as guardian for the adult:

23 (a) The jurisdictional requirements of NRS 159.1991 to
24 159.2029, inclusive, must be met;

25 (b) The court shall order the guardian to designate a registered
26 agent in this State in the same manner as a represented entity
27 pursuant to chapter 77 of NRS; and

28 (c) The court may require the guardian to complete any
29 available training concerning guardianships pursuant to NRS
30 159.0592, in this State or in the state of residence of the guardian,
31 regarding:

32 (1) The legal duties and responsibilities of the guardian
33 pursuant to this chapter;

34 (2) The preparation of records and the filing of annual
35 reports regarding the finances and well-being of the adult required
36 pursuant to NRS 159.073;

37 (3) The rights of the adult;

38 (4) The availability of local resources to aid the adult; and

39 (5) Any other matter the court deems necessary or prudent.

40 7. If the court finds that there is not any suitable nominated
41 person, relative or other person listed in subsection 4 to appoint as
42 guardian, the court may appoint as guardian:

43 (a) The public guardian of the county where the adult resides if:

44 (1) There is a public guardian in the county where the adult
45 resides; and



1 (2) The adult qualifies for a public guardian pursuant to
2 chapter 253 of NRS;

3 (b) A private fiduciary who may obtain a bond in this State and
4 who is a resident of this State, if the court finds that the interests of
5 the adult will be served appropriately by the appointment of a
6 private fiduciary; or

7 (c) A private professional guardian who meets the requirements
8 of NRS 159.0595.

9 8. A person is not qualified to be appointed as guardian for an
10 adult if the person has been suspended for misconduct or disbarred
11 from any of the professions listed in this subsection, but the
12 disqualification applies only during the period of the suspension or
13 disbarment. This subsection applies to:

14 (a) The practice of law;

15 (b) The practice of accounting; or

16 (c) Any other profession that:

17 (1) Involves or may involve the management or sale of
18 money, investments, securities or real property; and

19 (2) Requires licensure in this State or any other state in
20 which the person practices his or her profession.

21 9. As used in this section:

22 (a) "Adult" means a person who is a ward or a proposed ward
23 and who is not a minor.

24 (b) "Domestic partner" means a person in a domestic
25 partnership.

26 (c) "Domestic partnership" means:

27 (1) A domestic partnership as defined in NRS 122A.040; or

28 (2) A domestic partnership which was validly formed in
29 another jurisdiction and which is substantially equivalent to a
30 domestic partnership as defined in NRS 122A.040, regardless of
31 whether it bears the name of a domestic partnership or is registered
32 in this State.

33 (d) "Nominated person" means a person, whether or not a
34 relative, whom an adult:

35 (1) Nominates for the appointment as guardian for the adult
36 in a will, trust or other written instrument that is part of the adult's
37 established estate plan and was executed by the adult while
38 ~~competent.~~ *he or she was not incapacitated.*

39 (2) Requests for the appointment as guardian for the adult in
40 a written instrument that is not part of the adult's established estate
41 plan and was executed by the adult while ~~competent.~~ *he or she*
42 *was not incapacitated.*

43 (e) "Relative" means a person who is 18 years of age or older
44 and who is related to the adult by blood, adoption, marriage or



1 domestic partnership within the third degree of consanguinity or
2 affinity.

3 **Sec. 16.** NRS 159.062 is hereby amended to read as follows:

4 159.062 A parent or spouse of ~~an incompetent,~~ a minor ,
5 *person who is incapacitated* or person of limited capacity may by
6 will nominate a guardian. The person nominated must file a petition
7 and obtain an appointment from the court before exercising the
8 powers of a guardian.

9 **Sec. 17.** NRS 159.078 is hereby amended to read as follows:

10 159.078 1. Before taking any of the following actions, the
11 guardian shall petition the court for an order authorizing the
12 guardian to:

13 (a) Make or change the last will and testament of the ward.

14 (b) Except as otherwise provided in this paragraph, make or
15 change the designation of a beneficiary in a will, trust, insurance
16 policy, bank account or any other type of asset of the ward which
17 includes the designation of a beneficiary. The guardian is not
18 required to petition the court for an order authorizing the guardian to
19 utilize an asset which has a designated beneficiary, including the
20 closure or discontinuance of the asset, for the benefit of a ward if:

21 (1) The asset is the only liquid asset available with which to
22 pay for the proper care, maintenance, education and support of the
23 ward;

24 (2) The asset, or the aggregate amount of all the assets if
25 there is more than one type of asset, has a value that does not exceed
26 \$5,000; or

27 (3) The asset is a bank account, investment fund or insurance
28 policy and is required to be closed or discontinued in order for the
29 ward to qualify for a federal program of public assistance.

30 (c) Create for the benefit of the ward or others a revocable or
31 irrevocable trust of the property of the estate.

32 (d) Except as otherwise provided in this paragraph, exercise the
33 right of the ward to revoke or modify a revocable trust or to
34 surrender the right to revoke or modify a revocable trust. The court
35 shall not authorize or require the guardian to exercise the right to
36 revoke or modify a revocable trust if the instrument governing the
37 trust:

38 (1) Evidences an intent of the ward to reserve the right of
39 revocation or modification exclusively to the ward;

40 (2) Provides expressly that a guardian may not revoke or
41 modify the trust; or

42 (3) Otherwise evidences an intent that would be inconsistent
43 with authorizing or requiring the guardian to exercise the right to
44 revoke or modify the trust.



1 2. Any other interested person may also petition the court for
2 an order authorizing or directing the guardian to take any action
3 described in subsection 1.

4 3. The court may authorize the guardian to take any action
5 described in subsection 1 if, after notice to any person who is
6 adversely affected by the proposed action and an opportunity for a
7 hearing, the court finds by clear and convincing evidence that:

8 (a) A reasonably prudent person or the ward, if ~~competent,~~ *not*
9 *incapacitated*, would take the proposed action and that a person has
10 committed or is about to commit any act, practice or course of
11 conduct which operates or would operate as a fraud or act of
12 exploitation upon the ward or estate of the ward and that person:

13 (1) Is designated as a beneficiary in or otherwise stands to
14 gain from an instrument which was executed by or on behalf of the
15 ward; or

16 (2) Will benefit from the lack of such an instrument; or

17 (b) The proposed action is otherwise in the best interests of the
18 ward for any other reason not listed in this section.

19 4. The petition must contain, to the extent known by the
20 petitioner:

21 (a) The name, date of birth and current address of the ward;

22 (b) A concise statement as to the condition of the ward's estate;
23 and

24 (c) A concise statement as to the necessity for the proposed
25 action.

26 5. As used in this section:

27 (a) "Exploitation" means any act taken by a person who has the
28 trust and confidence of a ward or any use of the power of attorney of
29 a ward to:

30 (1) Obtain control, through deception, intimidation or undue
31 influence, over the money, assets or property of the ward with the
32 intention of permanently depriving the ward of the ownership, use,
33 benefit or possession of the ward's money, assets or property.

34 (2) Convert money, assets or property of the ward with the
35 intention of permanently depriving the ward of the ownership, use,
36 benefit or possession of the ward's money, assets or property.

37 ➤ As used in this paragraph, "undue influence" does not include the
38 normal influence that one member of a family has over another.

39 (b) "Fraud" means an intentional misrepresentation, deception
40 or concealment of a material fact known to the person with the
41 intent to deprive the ward of the ward's rights or property or to
42 otherwise injure the ward.

43 (c) "Interested person" has the meaning ascribed to it in NRS
44 132.185 and also includes a named beneficiary under a trust or other



1 instrument if the validity of the trust or other instrument may be in
2 question.

3 **Sec. 18.** NRS 159.081 is hereby amended to read as follows:

4 159.081 1. A guardian of the person shall make and file in
5 the guardianship proceeding for review of the court a written report
6 on the condition of the ward and the exercise of authority and
7 performance of duties by the guardian:

8 (a) Annually, not later than 60 days after the anniversary date of
9 the appointment of the guardian;

10 (b) Within 10 days of moving a ward to a secured residential
11 long-term care facility; and

12 (c) At such other times as the court may order.

13 2. A report filed pursuant to paragraph (b) of subsection 1
14 must:

15 (a) Include a copy of the written recommendation upon which
16 the transfer was made; and

17 (b) Be served, without limitation, on the *ward and any* attorney
18 for the ward. ~~[- if any -]~~

19 3. The court may prescribe the form and contents for filing a
20 report described in subsection 1.

21 4. The guardian of the person shall give to the guardian of the
22 estate, if any, a copy of each report not later than 30 days after the
23 date the report is filed with the court.

24 5. The court is not required to hold a hearing or enter an order
25 regarding the report.

26 **Sec. 19.** NRS 159.085 is hereby amended to read as follows:

27 159.085 1. Not later than 60 days after the date of the
28 appointment of a general or special guardian of the estate or, if
29 necessary, such further time as the court may allow, the guardian
30 shall make and file in the guardianship proceeding a verified
31 inventory of all of the property of the ward which comes to the
32 possession or knowledge of the guardian.

33 2. A temporary guardian of the estate who is not appointed as
34 the general or special guardian shall file an inventory with the court
35 by not later than the date on which the temporary guardian files a
36 final accounting as required pursuant to NRS 159.177.

37 3. The guardian shall take and subscribe an oath, which must
38 be endorsed or attached to the inventory, before any person
39 authorized to administer oaths, that the inventory contains a true
40 statement of:

41 (a) All of the estate of the ward which has come into the
42 possession of the guardian;

43 (b) All of the money that belongs to the ward; and

44 (c) All of the just claims of the ward against the guardian.



1 4. *A copy of the inventory filed with the court and a notice of*
2 *the filing must be served on the ward, his or her attorney and any*
3 *guardian ad litem representing the ward.*

4 5. Whenever any property of the ward not mentioned in the
5 inventory comes to the possession or knowledge of a guardian of the
6 estate, the guardian shall:

7 (a) Make and file in the proceeding a verified supplemental
8 inventory not later than 30 days after the date the property comes to
9 the possession or knowledge of the guardian; or

10 (b) Include the property in the next accounting.

11 ~~15.1~~ 6. The court may order which of the two methods
12 described in subsection ~~14.1~~ 5 the guardian shall follow.

13 ~~16.1~~ 7. The court may order all or any part of the property of
14 the ward appraised as provided in NRS 159.0865 and 159.305.

15 ~~17.1~~ 8. If the guardian neglects or refuses to file the inventory
16 within the time required pursuant to subsection 1, the court may, for
17 good cause shown and upon such notice as the court deems
18 appropriate:

19 (a) Revoke the letters of guardianship and the guardian shall be
20 liable on the bond for any loss or injury to the estate caused by the
21 neglect of the guardian; or

22 (b) Enter a judgment for any loss or injury to the estate caused
23 by the neglect of the guardian.

24 **Sec. 20.** NRS 159.0893 is hereby amended to read as follows:

25 159.0893 1. A guardian shall present a copy of the court
26 order appointing the guardian and letters of guardianship to a bank
27 or other financial institution that holds any account or other assets of
28 the ward before the guardian may access the account or other assets.

29 2. The bank or other financial institution shall accept the copy
30 of the court order appointing the guardian and letters of
31 guardianship as proof of guardianship and allow the guardian access
32 to the account or other assets of the ward, subject to any limitations
33 set forth in the court order.

34 3. Unless the bank or other financial institution is a party to the
35 guardianship proceeding, the bank or other financial institution is
36 not entitled to a copy of any:

37 (a) ~~Competency~~ *Capacity* evaluation of the ward or any other
38 confidential information concerning the medical condition or the
39 placement of the ward; or

40 (b) Inventory or accounting of the estate of the ward.

41 **Sec. 21.** NRS 159.095 is hereby amended to read as follows:

42 159.095 1. A guardian of the estate shall appear for and
43 represent the ward in all actions, suits or proceedings to which the
44 ward is a party, unless the court finds that the interests of the
45 guardian conflict with the interests of the ward or it is otherwise



1 appropriate to appoint a guardian ad litem in the action, suit or
2 proceeding.

3 2. Upon final resolution of the action, suit or proceeding, the
4 guardian of the estate or the guardian ad litem shall notify the court
5 of the outcome of the action, suit or proceeding.

6 3. If the person of the ward would be affected by the outcome
7 of any action, suit or proceeding, the guardian of the person, if any,
8 should be joined to represent the ward in the action, suit or
9 proceeding.

10 4. *If the ward is a party to any criminal action, the guardian
11 of the estate and the guardian of the person must be notified of the
12 action.*

13 **Sec. 22.** NRS 159.097 is hereby amended to read as follows:

14 159.097 Any contract, except to the extent of the reasonable
15 value of necessities, and any transaction with respect to the property
16 of a ward made by the ward are voidable by the guardian of the
17 estate if such contract or transaction was made at any time by the
18 ward while ~~an incompetent~~ *he or she was incapacitated* or a
19 minor.

20 **Sec. 23.** NRS 159.115 is hereby amended to read as follows:

21 159.115 1. ~~Upon~~ *Except as otherwise ordered by the court,*
22 *upon* the filing of any petition under NRS 159.078 or 159.113, or
23 any account, notice must be given *to the ward and the persons*
24 *specified in NRS 159.034* in the manner prescribed by ~~NRS~~
25 ~~159.034~~ *that section.*

26 2. The notice must:

- 27 (a) Give the name of the ward.
- 28 (b) Give the name of the petitioner.
- 29 (c) Give the date, time and place of the hearing.
- 30 (d) State the nature of the petition.

31 (e) Refer to the petition for further particulars, and notify all
32 persons interested to appear at the time and place mentioned in the
33 notice and show cause why the court order should not be made.

34 **Sec. 24.** NRS 159.134 is hereby amended to read as follows:

35 159.134 1. All sales of real property of a ward must be ~~+~~
36 ~~(a) Reported to the court; and~~
37 ~~(b) Confirmed~~ *confirmed* by the court *pursuant to NRS*
38 *159.146* before *escrow closes for* the *sale and* title to the real
39 property passes to the purchaser.

40 2. ~~The report and a~~ *A* petition for confirmation of the sale
41 must be filed with the court not later than 30 days after the date of
42 ~~each~~ *the sale* ~~+~~ *, which is the date on which the contract for the*
43 *sale was signed.*



1 3. The court shall set the date of the hearing *for confirmation*
2 *of the sale* and give notice of the hearing in the manner required
3 pursuant to NRS 159.115 or as the court may order.

4 4. An interested person may file written objections to the
5 confirmation of the *sale before the hearing for confirmation of the*
6 *sale*. If such objections are filed, the court shall conduct a hearing
7 regarding those objections during which the interested person may
8 offer witnesses in support of the objections. *The court may, in its*
9 *discretion, allow oral objections to the confirmation of the sale on*
10 *the date of the hearing for confirmation of the sale.*

11 5. Before the court confirms a sale, the court must find that
12 notice of the sale was given in the manner required pursuant to NRS
13 159.1425 ~~159.1435~~ and 159.144, unless the sale was exempt
14 from notice pursuant to NRS 159.123.

15 **Sec. 25.** NRS 159.1385 is hereby amended to read as follows:

16 159.1385 1. ~~After~~ *After the court has granted authority to sell*
17 *real property of a ward, a* guardian may enter into a written contract
18 with any bona fide agent, broker or multiple agents or brokers to
19 secure a purchaser for ~~any real~~ *such* property. ~~of the estate.~~ Such
20 a contract may grant an exclusive right to sell the property to the
21 agent, broker or multiple agents or brokers.

22 2. The guardian shall provide for the payment of a commission
23 upon the sale of the real property which:

24 (a) Must be paid from the proceeds of the sale;

25 (b) Must be fixed in an amount not to exceed:

26 (1) Ten percent for unimproved real property; or

27 (2) Seven percent for ~~improved~~ real property ~~with any~~
28 *type of improvement*; and

29 (c) Must be authorized by the court by confirmation of the sale.

30 3. Upon confirmation of the sale by the court, the contract for
31 the sale becomes binding and enforceable against the estate.

32 4. A guardian may not be held personally liable and the estate
33 is not liable for the payment of any commission set forth in a
34 contract entered into with an agent or broker pursuant to this section
35 until the sale is confirmed by the court, and then is liable only for
36 the amount set forth in the contract.

37 **Sec. 26.** NRS 159.1415 is hereby amended to read as follows:

38 159.1415 1. ~~When an offer~~ *Except as otherwise provided*
39 *in subsection 10 of NRS 159.146, if a contract of sale* to purchase
40 real property of a guardianship estate is presented to the court for
41 confirmation:

42 (a) Other persons may submit higher bids ~~to the~~ *in open* court;
43 and

44 (b) The court may confirm the highest bid.



1 2. Upon confirmation of a sale of real property by the court, the
2 commission for the sale must be divided between the listing agent or
3 broker and the agent or broker who secured the purchaser to whom
4 the sale was confirmed, if any, in accordance with the contract with
5 the listing agent or broker.

6 **Sec. 27.** NRS 159.142 is hereby amended to read as follows:

7 159.142 1. If a ward owns real property jointly with one or
8 more other persons, *after the court grants authority to sell the*
9 *property*, the interest owned by the ward may be sold to one or more
10 joint owners of the property only if:

11 (a) *All joint owners of the property have been given notice that*
12 *the court has granted the authority to sell the property;*

13 (b) The guardian files a petition with the court to confirm the
14 sale pursuant to NRS 159.134; and

15 ~~[(b)]~~ (c) The court confirms the sale.

16 2. The court shall confirm the sale only if:

17 (a) The net amount of the proceeds from the sale to the estate of
18 the ward is not less than 90 percent of the fair market value of the
19 portion of the property to be sold; and

20 (b) Upon confirmation, the estate of the ward will be released
21 from all liability for any mortgage or lien on the property.

22 **Sec. 28.** NRS 159.1425 is hereby amended to read as follows:

23 159.1425 1. Except as otherwise provided in this section and
24 except for a sale pursuant to NRS 159.123 or 159.142, a guardian
25 may sell the real property of a ward only after *the court grants*
26 *authority for the sale pursuant to NRS 159.113 and* notice of the
27 sale is published : ~~in:~~

28 (a) ~~[(a)]~~ *In a* newspaper that is published in the county in which
29 the property, or some portion of the property, is located; ~~for~~

30 (b) If a newspaper is not published in ~~that~~ *the* county ~~in~~ *in*
31 *which the property, or some portion of the property, is located:*

32 (1) In a newspaper of general circulation in the county; or

33 (2) In such other newspaper as the court orders ~~it~~ ; *or*

34 (c) *On a Multiple Listing Service.*

35 2. Except as otherwise provided in this section and except for a
36 sale of real property pursuant to NRS 159.123 or 159.142 ~~it~~:

37 ~~—(a) The notice of a public auction for the sale of real property~~
38 ~~must be published not less than three times before the date of the~~
39 ~~sale, over a period of 14 days and 7 days apart.~~

40 ~~—(b) The~~ , *the* notice of a ~~private~~ sale must be published not
41 less than three times before the date on which ~~offers will~~ *the sale*
42 *may be* ~~accepted~~ *made*, over a period of 14 days and 7 days apart.

43 3. For good cause shown, the court may order fewer
44 publications and shorten the time of notice, but must not shorten the
45 time of notice to less than 8 days.



1 4. The court may waive the requirement of publication
2 pursuant to this section if:

3 (a) The guardian is the sole devisee or heir of the estate; or

4 (b) All devisees or heirs of the estate consent to the waiver in
5 writing.

6 5. Publication for the sale of real property is not required
7 pursuant to this section if the property to be sold is reasonably
8 believed to have a *net* value of \$10,000 or less. In lieu of
9 publication, the guardian shall post notice of the sale in three of the
10 most public places in the county in which the property, or some
11 portion of the property, is located for at least 14 days before ~~f~~:

12 ~~—(a) The date of the sale at public auction; or~~

13 ~~—(b) The~~ *the* date on *or after* which ~~{offers}~~ *an offer* will be
14 accepted for a ~~{private}~~ sale.

15 6. Any notice published or posted pursuant to this section must
16 include, without limitation:

17 (a) ~~{For a public auction:~~

18 ~~—(1) A description of the real property which reasonably~~
19 ~~identifies the property to be sold; and~~

20 ~~—(2) The date, time and location of the auction.~~

21 ~~—(b) For a private sale:~~

22 ~~—(1)}~~ A description of the real property which reasonably
23 identifies the property to be sold; and

24 ~~{(2)}~~ *(b)* The date, time and location ~~{that offers}~~ *on or after*
25 *which an offer* will be accepted.

26 **Sec. 29.** NRS 159.144 is hereby amended to read as follows:

27 159.144 1. Except for the sale of real property pursuant to
28 NRS 159.123 or 159.142, a sale of real property of a guardianship
29 estate : ~~{at a private sale:}~~

30 (a) Must not occur before the date stated in the notice.

31 (b) Except as otherwise provided in this paragraph, must not
32 occur sooner than 14 days after the date of the first publication or
33 posting of the notice. For good cause shown, the court may shorten
34 the time in which the sale may occur to not sooner than 8 days after
35 the date of the first publication or posting of the notice. If the court
36 so orders, the notice of the sale and the sale may be made to
37 correspond with the court order.

38 (c) Must occur not later than 1 year after the date stated in the
39 notice.

40 2. The offers made in a ~~{private}~~ sale:

41 (a) Must be in writing; and

42 (b) May be delivered to the place designated in the notice or to
43 the guardian at any time ~~f~~:

44 ~~—(1) After}~~ *after* the date of the first publication or posting of
45 the notice . ~~f~~ *and*



~~(2) Before the date on which the sale is to occur.~~

Sec. 30. NRS 159.1455 is hereby amended to read as follows:

159.1455 1. Except as otherwise provided in subsection 2, the court shall not confirm a sale of real property of a guardianship estate ~~at a private sale~~ unless:

(a) The court is satisfied that the amount offered represents the fair market value of the property to be sold; and

(b) Except for a sale of real property pursuant to NRS 159.123, the real property has been appraised within 1 year before the date of the sale. If the real property has not been appraised within this period, a new appraisal must be conducted pursuant to NRS 159.086 and 159.0865 at any time before the sale or confirmation by the court of the sale.

2. The court may waive the requirement of an appraisal ~~and allow the guardian to rely on the assessed value of the real property for purposes of taxation in obtaining confirmation by the court of the sale.~~ *upon a showing to and specific findings by the court on the record that:*

(a) An additional appraisal will unduly delay the sale; and

(b) The delay will impair the estate of the ward.

Sec. 31. NRS 159.146 is hereby amended to read as follows:

159.146 1. At the hearing to confirm the sale of real property, the court shall:

(a) Consider whether the sale is necessary or in the best interest of the estate of the ward; and

(b) Examine the return on the investment and the evidence submitted in relation to the sale.

2. The court shall confirm the sale and order conveyances to be executed if it appears to the court that:

(a) Good reason existed for the sale;

(b) The sale was conducted in a legal and fair manner;

(c) The amount of the offer ~~for bid~~ is not disproportionate to the value of the property; and

(d) It is unlikely that ~~an offer or~~ a bid would be made which exceeds the original offer : ~~for bid;~~

(1) By at least 5 percent if the offer ~~for bid~~ is less than \$100,000; or

(2) By at least \$5,000 if the offer ~~for bid~~ is \$100,000 or more.

3. The court shall not confirm the sale if the conditions in this section are not satisfied.

4. If the court does not confirm the sale, the court:

(a) May order a new sale; *or*

(b) May conduct a public auction in open court . ~~for~~



1 ~~—(c) May accept a written offer or bid from a responsible person~~
2 ~~and confirm the sale to the person if the written offer complies with~~
3 ~~the laws of this state and exceeds the original bid:~~

4 ~~—— (1) By at least 5 percent if the bid is less than \$100,000; or~~

5 ~~—— (2) By at least \$5,000 if the bid is \$100,000 or more.]~~

6 5. If the court ~~{does not confirm the sale and}~~ orders a new
7 sale:

8 (a) Notice must be given in the manner set forth in NRS
9 159.1425; and

10 (b) The sale must be conducted in all other respects as though no
11 previous sale has taken place.

12 6. If a higher offer ~~{or bid}~~ is received by the court during the
13 hearing to confirm the sale, the court may continue the hearing
14 ~~{rather than accept the offer or bid as set forth in paragraph (c) of~~
15 ~~subsection 4}~~ if the court determines that the person who made the
16 ~~{original}~~ offer ~~{or bid}~~ *being confirmed* was not notified of the
17 hearing and ~~{that the person who made the original offer or bid}~~ may
18 wish to increase *the price of* his or her ~~{bid.}~~ *offer*. This subsection
19 does not grant a right to a person to have a continuance granted and
20 may not be used as a ground to set aside an order confirming a sale.

21 7. Except as otherwise provided in this ~~{subsection, if a higher~~
22 ~~offer or bid is received by the court during the hearing to confirm~~
23 ~~the sale and the court does not accept that offer or bid, each~~
24 ~~successive bid must be for not less than:~~

25 ~~—(a) An additional \$5,000, if the original offer is for \$100,000 or~~
26 ~~more; or~~

27 ~~—(b) An additional \$250 if the original offer is less than \$100,000.~~

28 ~~→ Upon the request of the guardian during the hearing to confirm~~
29 ~~the sale, the court may set other incremental bid amounts.]~~ *section,*
30 *only the name of the buyer and the price of the sale may be*
31 *changed at a public auction in open court. An order confirming*
32 *the sale is sufficient as an addendum to the original contract to*
33 *allow escrow to close.*

34 8. *The title company may be changed at a public auction in*
35 *open court if the estate and the buyer have mutually agreed to the*
36 *change in writing.*

37 9. *The date of the close of escrow must be at least 10 judicial*
38 *days after the date that the notice of the entry of order confirming*
39 *the sale is filed with the clerk of the court unless the contract*
40 *specifies a later date. The parties to the sale may extend the date of*
41 *the close of escrow by mutual agreement in writing.*

42 10. *If the estate owes more than the value of the property*
43 *and the estate has made an agreement with all lienholders to*
44 *accept the sale price and waive any deficiency between the sale*
45 *price and the amount owed to all lienholders, the sale must be*



1 *confirmed without the potential for bidding in court. All other*
2 *portions of the confirmation of sale must be adhered to. The*
3 *valuation by the bank shall be deemed to be sufficient to meet*
4 *the appraisal requirement for the sale, and the date of the sale is*
5 *the date on which the bank approves the sale.*

6 **Sec. 32.** NRS 159.1515 is hereby amended to read as follows:

7 159.1515 1. ~~{A}~~ *Except as otherwise provided in subsection*
8 *2, a guardian may sell ~~{perishable property and other}~~ or dispose of*
9 *personal property of the ward ~~{without}~~ that has a value of less*
10 *than \$100 if:*

11 (a) *A notice ~~{, and title to}~~ of intent to sell or dispose of the*
12 *property ~~{passes without confirmation by the court if the property:~~*

13 ~~—(a) Will depreciate in value if not disposed of promptly; or~~

14 ~~—(b) Will incur loss or expense by being kept.~~

15 ~~—2. The}~~ *is mailed by certified mail or delivered personally to*
16 *the ward, his or her attorney and the persons specified in NRS*
17 *159.034; and*

18 (b) *No objection to the sale or disposal is made within 15 days*
19 *after such notice is received.*

20 2. A guardian ~~{is responsible for the actual value}~~ *may*
21 *authorize the immediate destruction of the personal property*
22 ~~*{unless the guardian obtains confirmation by the court of the sale.}*~~
23 *of a ward without notice if:*

24 (a) *The guardian determines that the property has been*
25 *contaminated by vermin or biological or chemical agents;*

26 (b) *The expenses related to the decontamination of the*
27 *property cause salvage to be impractical;*

28 (c) *The property constitutes an immediate threat to public*
29 *health or safety;*

30 (d) *The handling, transfer or storage of the property might*
31 *endanger public health or safety or exacerbate contamination;*
32 *and*

33 (e) *The value of the property is less than \$100 or, if the value*
34 *of the property is \$100 or more, a state or local health officer has*
35 *endorsed the destruction of the property.*

36 **Sec. 33.** NRS 159.1535 is hereby amended to read as follows:

37 159.1535 1. Except as otherwise provided in NRS 159.1515
38 and 159.152, a guardian may sell the personal property of the ward
39 only after notice of the sale is ~~{published}~~ :

40 (a) *Given to the:*

41 (1) *Ward if he or she is 14 years of age or older;*

42 (2) *Parent or legal guardian of the ward, if the ward is a*
43 *minor who is less than 14 years of age; and*

44 (3) *Spouse of the ward and all other known relatives of the*
45 *ward who are within the second degree of consanguinity; and*



1 (b) *Published* in:

2 ~~1(a)~~ (1) A newspaper that is published in the county in which
3 the property, or some portion of the property, is located; or

4 ~~1(b)~~ (2) If a newspaper is not published in ~~that~~ *the* county ~~;~~
5 *in which the property, or some portion of the property, is located:*

6 ~~1(1)~~ (I) In a newspaper of general circulation in the county;
7 or

8 ~~1(2)~~ (II) In such other newspaper as the court orders.

9 2. Except as otherwise provided in this section ~~;~~

10 ~~—(a) The notice of a public sale must be published not less than~~
11 ~~three times before the date of the sale, over a period of 14 days and~~
12 ~~7 days apart.~~

13 ~~—(b) The~~ , *the* notice of a ~~private~~ sale must be published not
14 less than three times before the date on which offers will be
15 accepted, over a period of 14 days and 7 days apart.

16 3. For good cause shown, the court may order fewer
17 publications and shorten the time of notice, but must not shorten the
18 time of notice to less than 8 days.

19 4. The notice must include, without limitation:

20 (a) ~~For a public sale:~~

21 ~~—(1) A description of the personal property to be sold; and~~

22 ~~—(2) The date, time and location of the sale.~~

23 ~~—(b)~~ For a ~~private~~ sale ~~;~~ *other than a sale described in*
24 *paragraph (b):*

25 (1) A description of the personal property to be sold; and

26 (2) The date, time and location that offers will be ~~accepted.~~
27 ~~—(c)~~ *received.*

28 (b) For a sale on an appropriate auction website on the Internet:

29 (1) A description of the personal property to be sold;

30 (2) The date the personal property will be listed; and

31 (3) The Internet address of the website on which the sale will
32 be posted.

33 **Sec. 34.** NRS 159.154 is hereby amended to read as follows:

34 159.154 1. The guardian may sell the personal property of a
35 ward ~~by public sale~~ at:

36 (a) The residence of the ward; or

37 (b) Any other location designated by the guardian.

38 2. The guardian may sell the personal property ~~by public sale~~
39 only if the property is made available for inspection at the time of
40 the sale or photographs of the personal property are posted on an
41 appropriate auction website on the Internet.

42 3. Personal property may be sold ~~at a public or private sale~~
43 for cash or upon credit.

44 4. *Except as otherwise provided in NRS 159.1515, a sale or*
45 *disposition of any personal property of the ward must not be*



1 *commenced until 30 days after an inventory of the property is filed*
2 *with the court and a copy thereof is sent by regular mail to the*
3 *persons specified in NRS 159.034. An affidavit of mailing must be*
4 *filed with the court.*

5 *5. The guardian is responsible for the actual value of the*
6 *personal property unless the guardian makes a report to the court,*
7 *not later than 90 days after the conclusion of the sale, showing*
8 *that good cause existed for the sale and that the property was sold*
9 *for a price that was not disproportionate to the value of the*
10 *property.*

11 *6. The family members of the ward and any interested*
12 *persons must be offered the first right of refusal to acquire the*
13 *personal property of the ward at fair market value.*

14 **Sec. 35.** NRS 159.173 is hereby amended to read as follows:

15 159.173 If a guardian of the estate sells or transfers any real or
16 personal property that is specifically devised or bequeathed by the
17 ward or which is held by the ward as a joint tenancy, designated as
18 being held by the ward in trust for another person or held by the
19 ward as a revocable trust and the ward ~~was competent~~ *had the*
20 *capacity* to make a will or create the interest at the time the will or
21 interest was created, but ~~was not competent~~ *did not have the*
22 *capacity* to make a will or create the interest at the time of the sale
23 or transfer and never executed a valid later will or changed the
24 manner in which the ward held the interest, the devisee, beneficiary
25 or legatee may elect to take the proceeds of the sale or other transfer
26 of the interest, specific devise or bequest.

27 **Sec. 36.** NRS 159.185 is hereby amended to read as follows:

28 159.185 1. The court may remove a guardian if the court
29 determines that:

30 (a) The guardian has become mentally ~~incompetent,~~
31 *incapacitated*, unsuitable or otherwise incapable of exercising the
32 authority and performing the duties of a guardian as provided by
33 law;

34 (b) The guardian is no longer qualified to act as a guardian
35 pursuant to NRS 159.0613 if the ward is an adult or NRS 159.061 if
36 the ward is a minor;

37 (c) The guardian has filed for bankruptcy within the previous 5
38 years;

39 (d) The guardian of the estate has mismanaged the estate of the
40 ward;

41 (e) The guardian has negligently failed to perform any duty as
42 provided by law or by any order of the court and:

43 (1) The negligence resulted in injury to the ward or the estate
44 of the ward; or



1 (2) There was a substantial likelihood that the negligence
2 would result in injury to the ward or the estate of the ward;

3 (f) The guardian has intentionally failed to perform any duty as
4 provided by law or by any lawful order of the court, regardless of
5 injury;

6 (g) The best interests of the ward will be served by the
7 appointment of another person as guardian; or

8 (h) The guardian is a private professional guardian who is no
9 longer qualified as a private professional guardian pursuant to
10 NRS 159.0595.

11 2. A guardian may not be removed if the sole reason for
12 removal is the lack of money to pay the compensation and expenses
13 of the guardian.

14 **Sec. 37.** NRS 159.1995 is hereby amended to read as follows:

15 159.1995 1. In a guardianship proceeding in this State, a
16 court of this State may request the appropriate court of another state
17 to do any of the following:

18 (a) Hold an evidentiary hearing;

19 (b) Order a person in that state to produce evidence or give
20 testimony pursuant to the procedures of that state;

21 (c) Order that an evaluation or assessment be made of the ward;

22 (d) Order any appropriate investigation of a person involved in a
23 proceeding;

24 (e) Forward to the court of this State a certified copy of the
25 transcript or other record of a hearing under paragraph (a) or any
26 other proceeding, any evidence otherwise produced under paragraph
27 (b), and any evaluation or assessment prepared in compliance with
28 an order under paragraph (c) or (d);

29 (f) Issue any order necessary to ensure the appearance in the
30 proceeding of a person whose presence is necessary for the court to
31 make a determination, including the proposed ward, the ward or the
32 ~~incompetent;~~ *person who is incapacitated;* and

33 (g) Issue an order authorizing the release of medical, financial,
34 criminal or other relevant information in that state relating to the
35 ward or proposed ward, including protected health information as
36 defined in 45 C.F.R. § 160.103.

37 2. If a court of another state in which a guardianship or
38 conservatorship proceeding is pending requests assistance of the
39 kind provided in subsection 1, a court of this State has jurisdiction
40 for the limited purpose of granting the request or making reasonable
41 efforts to comply with the request.

42 **Sec. 38.** NRS 159.215 is hereby amended to read as follows:

43 159.215 1. A member of the Armed Forces of the United
44 States, a reserve component thereof or the National Guard may, by
45 written instrument and without the approval of a court, appoint any



1 ~~competent~~ adult residing in this State *who is not incapacitated* as
2 the guardian of the person of a minor child who is a dependent of
3 that member. The instrument must be:

4 (a) Executed by both parents if living, not divorced and having
5 legal custody of the child, otherwise by the parent having legal
6 custody; and

7 (b) Acknowledged in the same manner as a deed.

8 ↪ If both parents do not execute the instrument, the executing
9 parent shall send by certified mail, return receipt requested, to the
10 other parent at his or her last known address, a copy of the
11 instrument and a notice of the provisions of subsection 3.

12 2. The instrument must contain a provision setting forth the:

13 (a) Branch of the Armed Forces;

14 (b) Unit of current assignment;

15 (c) Current rank or grade; and

16 (d) Social security number or service number,

17 ↪ of the parent who is the member.

18 3. The appointment of a guardian pursuant to this section:

19 (a) May be terminated by a written instrument signed by either
20 parent of the child if that parent has not been deprived of his or her
21 parental rights to the child; and

22 (b) Is terminated by any order of a court.

23 **Sec. 39.** NRS 449.6922 is hereby amended to read as follows:

24 449.6922 ~~“Incompetent”~~ *“Incapacitated”* has the meaning
25 ascribed to it in NRS 159.019.

26 **Sec. 40.** NRS 449.6942 is hereby amended to read as follows:

27 449.6942 1. A physician shall take the actions described in
28 subsection 2:

29 (a) If the physician diagnoses a patient with a terminal
30 condition;

31 (b) If the physician determines, for any reason, that a patient has
32 a life expectancy of less than 5 years; or

33 (c) At the request of a patient.

34 2. Upon the occurrence of any of the events specified in
35 subsection 1, the physician shall explain to the patient:

36 (a) The existence and availability of the Physician Order for
37 Life-Sustaining Treatment form;

38 (b) The features of and procedures offered by way of the POLST
39 form; and

40 (c) The differences between a POLST form and the other types
41 of advance directives.

42 3. Upon the request of the patient, the physician shall complete
43 the POLST form based on the preferences and medical indications
44 of the patient.



- 1 4. A POLST form is valid upon execution by a physician and:
2 (a) If the patient is 18 years of age or older and of sound mind,
3 the patient;
4 (b) If the patient is 18 years of age or older and ~~incompetent,~~
5 *incapacitated*, the representative of the patient; or
6 (c) If the patient is less than 18 years of age, the patient and a
7 parent or legal guardian of the patient.
8 5. As used in this section, "terminal condition" has the
9 meaning ascribed to it in NRS 449.590.

10 **Sec. 41.** NRS 449.6944 is hereby amended to read as follows:
11 449.6944 1. A Physician Order for Life-Sustaining Treatment
12 form may be revoked at any time and in any manner by:

- 13 (a) The patient who executed it, if ~~incompetent,~~ *not*
14 *incapacitated*, without regard to his or her age or physical condition;
15 (b) If the patient is ~~incompetent,~~ *incapacitated*, the
16 representative of the patient; or
17 (c) If the patient is less than 18 years of age, a parent or legal
18 guardian of the patient.

19 2. The revocation of a POLST form is effective upon the
20 communication to a provider of health care, by the patient or a
21 witness to the revocation, of the desire to revoke the form. The
22 provider of health care to whom the revocation is communicated
23 shall:

- 24 (a) Make the revocation a part of the medical record of the
25 patient; or
26 (b) Cause the revocation to be made a part of the medical record
27 of the patient.

28 **Sec. 42.** NRS 449.695 is hereby amended to read as follows:
29 449.695 1. Except as otherwise provided in this section and
30 NRS 449.6946, a provider of health care shall comply with a valid
31 Physician Order for Life-Sustaining Treatment form, regardless of
32 whether the provider of health care is employed by a health care
33 facility or other entity affiliated with the physician who executed the
34 POLST form.

35 2. A physician may medically evaluate the patient and, based
36 upon the evaluation, may recommend new orders consistent with the
37 most current information available about the patient's health status
38 and goals of care. Before making a modification to a valid POLST
39 form, the physician shall consult the patient or, if the patient is
40 ~~incompetent,~~ *incapacitated*, shall make a reasonable attempt to
41 consult the representative of the patient and the patient's attending
42 physician.

43 3. Except as otherwise provided in subsection 4, a provider of
44 health care who is unwilling or unable to comply with a valid
45 POLST form shall take all reasonable measures to transfer the



1 patient to a physician or health care facility so that the POLST form
2 will be followed.

3 4. Life-sustaining treatment must not be withheld or withdrawn
4 pursuant to a POLST form of a patient known to the attending
5 physician to be pregnant, so long as it is probable that the fetus will
6 develop to the point of live birth with the continued application of
7 life-sustaining treatment.

8 5. Nothing in this section requires a provider of health care to
9 comply with a valid POLST form if the provider of health care does
10 not have actual knowledge of the existence of the form.

11 **Sec. 43.** NRS 616C.505 is hereby amended to read as follows:

12 616C.505 If an injury by accident arising out of and in the
13 course of employment causes the death of an employee in the
14 employ of an employer, within the provisions of chapters 616A to
15 616D, inclusive, of NRS, the compensation is known as a death
16 benefit and is payable as follows:

17 1. In addition to any other compensation payable pursuant to
18 chapters 616A to 616D, inclusive, of NRS, burial expenses are
19 payable in an amount not to exceed \$10,000, plus the cost of
20 transporting the remains of the deceased employee. When the
21 remains of the deceased employee and the person accompanying the
22 remains are to be transported to a mortuary or mortuaries, the charge
23 of transportation must be borne by the insurer.

24 2. Except as otherwise provided in subsection 3, to the
25 surviving spouse of the deceased employee, 66 2/3 percent of the
26 average monthly wage is payable until the death of the surviving
27 spouse.

28 3. If there is a surviving spouse and any surviving children of
29 the deceased employee who are not the children of the surviving
30 spouse, the compensation otherwise payable pursuant to subsection
31 2 must be paid as follows until the entitlement of all children of the
32 deceased employee to receive compensation pursuant to this
33 subsection ceases:

34 (a) To the surviving spouse, 50 percent of the death benefit is
35 payable until the death of the surviving spouse; and

36 (b) To each child of the deceased employee, regardless of
37 whether the child is the child of the surviving spouse, the child's
38 proportionate share of 50 percent of the death benefit and, except as
39 otherwise provided in subsection 11, if the child has a guardian, the
40 compensation the child is entitled to receive may be paid to the
41 guardian.

42 4. In the event of the subsequent death of the surviving spouse:

43 (a) Each surviving child of the deceased employee, in addition
44 to any amount the child may be entitled to pursuant to subsection 3,
45 must share equally the compensation theretofore paid to the



1 surviving spouse but not in excess thereof, and it is payable until the
2 youngest child reaches the age of 18 years.

3 (b) Except as otherwise provided in subsection 11, if the
4 children have a guardian, the compensation they are entitled to
5 receive may be paid to the guardian.

6 5. If there are any surviving children of the deceased employee
7 under the age of 18 years, but no surviving spouse, then each such
8 child is entitled to his or her proportionate share of $66 \frac{2}{3}$ percent of
9 the average monthly wage for the support of the child.

10 6. Except as otherwise provided in subsection 7, if there is no
11 surviving spouse or child under the age of 18 years, there must be
12 paid:

13 (a) To a parent, if wholly dependent for support upon the
14 deceased employee at the time of the injury causing the death of the
15 deceased employee, $33 \frac{1}{3}$ percent of the average monthly wage.

16 (b) To both parents, if wholly dependent for support upon the
17 deceased employee at the time of the injury causing the death of the
18 deceased employee, $66 \frac{2}{3}$ percent of the average monthly wage.

19 (c) To each brother or sister until he or she reaches the age of 18
20 years, if wholly dependent for support upon the deceased employee
21 at the time of the injury causing the death of the deceased employee,
22 his or her proportionate share of $66 \frac{2}{3}$ percent of the average
23 monthly wage.

24 7. The aggregate compensation payable pursuant to subsection
25 6 must not exceed $66 \frac{2}{3}$ percent of the average monthly wage.

26 8. In all other cases involving a question of total or partial
27 dependency:

28 (a) The extent of the dependency must be determined in
29 accordance with the facts existing at the time of the injury.

30 (b) If the deceased employee leaves dependents only partially
31 dependent upon the earnings of the deceased employee for support
32 at the time of the injury causing his or her death, the monthly
33 compensation to be paid must be equal to the same proportion of the
34 monthly payments for the benefit of persons totally dependent as the
35 amount contributed by the deceased employee to the partial
36 dependents bears to the average monthly wage of the deceased
37 employee at the time of the injury resulting in his or her death.

38 (c) The duration of compensation to partial dependents must be
39 fixed in accordance with the facts shown, but may not exceed
40 compensation for 100 months.

41 9. Compensation payable to a surviving spouse is for the use
42 and benefit of the surviving spouse and the dependent children, and
43 the insurer may, from time to time, apportion such compensation
44 between them in such a way as it deems best for the interest of all
45 dependents.



1 10. In the event of the death of any dependent specified in this
2 section before the expiration of the time during which compensation
3 is payable to the dependent, funeral expenses are payable in an
4 amount not to exceed \$10,000.

5 11. If a dependent is entitled to receive a death benefit pursuant
6 to this section and is less than 18 years of age or ~~incompetent,~~
7 *incapacitated*, the legal representative of the dependent shall
8 petition for a guardian to be appointed for that dependent pursuant
9 to NRS 159.044. An insurer shall not pay any compensation in
10 excess of \$3,000, other than burial expenses, to the dependent until
11 a guardian is appointed and legally qualified. Upon receipt of a
12 certified letter of guardianship, the insurer shall make all payments
13 required by this section to the guardian of the dependent until the
14 dependent is emancipated, the guardianship terminates or the
15 dependent reaches the age of 18 years, whichever occurs first,
16 unless paragraph (a) of subsection 12 is applicable. The fees and
17 costs related to the guardianship must be paid from the estate of the
18 dependent. A guardianship established pursuant to this subsection
19 must be administered in accordance with chapter 159 of NRS,
20 except that after the first annual review required pursuant to NRS
21 159.176, a court may elect not to review the guardianship annually.
22 The court shall review the guardianship at least once every 3 years.
23 As used in this subsection, ~~["incompetent?"]~~ *"incapacitated"* has the
24 meaning ascribed to it in NRS 159.019.

25 12. Except as otherwise provided in paragraphs (a) and (b), the
26 entitlement of any child to receive his or her proportionate share of
27 compensation pursuant to this section ceases when the child dies,
28 marries or reaches the age of 18 years. A child is entitled to continue
29 to receive compensation pursuant to this section if the child is:

30 (a) Over 18 years of age and incapable of supporting himself or
31 herself, until such time as the child becomes capable of supporting
32 himself or herself; or

33 (b) Over 18 years of age and enrolled as a full-time student in an
34 accredited vocational or educational institution, until the child
35 reaches the age of 22 years.

36 13. As used in this section, "surviving spouse" means a
37 surviving husband or wife who was married to the employee at the
38 time of the employee's death.

39 **Sec. 44.** NRS 159.1435 is hereby repealed.

40 **Sec. 45.** This act becomes effective on January 1, 2018.



TEXT OF REPEALED SECTION

159.1435 Public auction for sale of real property: Where held; postponement.

1. Except for a sale pursuant to NRS 159.123 or 159.142, a public auction for the sale of real property must be held:

(a) In the county in which the property is located or, if the real property is located in two or more counties, in either county;

(b) Between the hours of 9 a.m. and 5 p.m.; and

(c) On the date specified in the notice, unless the sale is postponed.

2. If, on or before the date and time set for the public auction, the guardian determines that the auction should be postponed:

(a) The auction may be postponed for not more than 3 months after the date first set for the auction; and

(b) Notice of the postponement must be given by a public declaration at the place first set for the sale on the date and time that was set for the sale.

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