

Chairman Robinson called a brief meeting to order at 11:00 a.m. at his desk on the floor of the Assembly.

MEMBERS PRESENT: Mr. Brady
Mr. Bremner
Mr. Chaney
Mr. Dini
Mr. DuBois
Mr. Jeffrey
Mr. Kovacs
Mr. Prengaman
Mr. Rusk
Dr. Robinson

MEMBERS ABSENT: Mr. Bennett

The purpose for the meeting was to take action on S.B. 616 and A.B. 554.

S.B. 616 CHANGES MANNER OF CALCULATING INTEREST TO BE PAID ON DEPOSITS MADE BY CUSTOMERS OF PUBLIC UTILITIES.

MR. DINI MOVED TO HAVE S.B. 616 REFERRED TO THE ASSEMBLY COMMITTEE ON GOVERNMENT AFFAIRS. THE MOTION WAS SECONDED BY MR. BREMNER AND CARRIED UNANIMOUSLY OF THE MEMBERS PRESENT.

A.B. 554 REQUIRES LANDLORDS TO HOLD TENANTS' SECURITY DEPOSITS IN SEPARATE INTEREST BEARING ACCOUNTS.

MR. RUSK MOVED TO ADOPT AMENDMENT NO. 1052 TO A.B. 554 AND TO PASS THE BILL AS AMENDED. THE MOTION WAS SECONDED BY MR. DUBOIS AND CARRIED UNANIMOUSLY OF THE MEMBERS PRESENT.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Evelyn Edwards
Committee Secretary

61st SESSION NEVADA LEGISLATURE

ASSEMBLY COMMERCE COMMITTEE

LEGISLATION ACTION

DATE May 20, 1981

SUBJECT S.B. 616: CHANGES MANNER OF CALCULATING INTEREST TO BE PAID ON DEPOSITS MADE BY CUSTOMERS OF PUBLIC UTILITIES.

MOTION: TO REFER TO ASSEMBLY COMMITTEE ON GOVERNMENT AFFAIRS.

Do Pass Amend Indefinitely Postpone Reconsider

Moved By Mr. Dini Seconded By Mr. Bremner

AMENDMENT:

Moved By Seconded By

AMENDMENT:

Moved By Seconded By

MOTION

AMEND

AMEND

Table with columns for VOTE, MOTION (Yes/No), AMEND (Yes/No), and AMEND (Yes/No). Rows include BENNETT, BRADY, BREMNER, CHANEY, DINI, DUBOIS, JEFFREY, KOVACS, PRENGAMAN, RUSK, ROBINSON, and TALLY (10/0).

ORIGINAL MOTION: Passed X Defeated Withdrawn

AMENDED & PASSED AMENDED & DEFEATED

AMENDED & PASSED AMENDED & DEFEATED

Attached to Minutes May 20, 1981

61st SESSION NEVADA LEGISLATURE

ASSEMBLY COMMERCE COMMITTEE

LEGISLATION ACTION

DATE May 20, 1981

SUBJECT A.B. 554: REQUIRES LANDLORDS TO HOLD TENANTS' SECURITY DEPOSITS IN SEPARATE INTEREST BEARING ACCOUNTS.

MOTION: AMEND & DO PASS AS AMENDED

Do Pass X Amend X Indefinitely Postpone Reconsider

Moved By MR. RUSK Seconded By MR. DUBOIS

AMENDMENT: AMENDMENT NO. 1052

Moved By Seconded By

AMENDMENT:

Moved By Seconded By

Table with columns: MOTION (Yes, No), AMEND (Yes, No), AMEND (Yes, No). Rows include VOTE: BENNETT, BRADY, BREMNER, CHANEY, DINI, DUBOIS, JEFFREY, KOVACS, PRENGAMAN, RUSK, ROBINSON, and TALLY: 10, 0.

ORIGINAL MOTION: Passed X Defeated Withdrawn

AMENDED & PASSED AMENDED & DEFEATED

AMENDED & PASSED AMENDED & DEFEATED

Attached to Minutes May 20, 1981

1981 REGULAR SESSION (61st)

ASSEMBLY ACTION	SENATE ACTION	Assembly	AMENDMENT BLANK
Adopted <input type="checkbox"/>	Adopted <input type="checkbox"/>	AMENDMENTS to <u>Assembly</u>	
Lost <input type="checkbox"/>	Lost <input type="checkbox"/>	<u>Joint</u>	
Date:	Date:	Bill No. <u>554</u>	Resolution No. _____
Initial:	Initial:	BDR <u>10-1526</u>	
Concurred in <input type="checkbox"/>	Concurred in <input type="checkbox"/>	Proposed by <u>Committee on Commerce</u>	
Not concurred in <input type="checkbox"/>	Not concurred in <input type="checkbox"/>		
Date:	Date:		
Initial:	Initial:		

Amendment N^o 1052



Amend section 1, page 1, by deleting line 4 and inserting:
"provisions of this section:".

Amend section 1, page 1, line 14, by deleting the bracket.

Amend section 1, page 2, line 18, before "The bad faith" by inserting
an open bracket.

Amend section 1, page 2, line 20, by deleting "damages." and inserting
"damages.] If the landlord fails or refuses to return the remainder
of a security deposit within 21 days after the end of a tenancy, he
shall return the entire deposit without any deduction. A person who
fails or refuses to return a security deposit in full in response to
a judgment within a reasonable time after the judgment is entered is
guilty of a misdemeanor."

Amend section 1, page 2, line 26, by deleting the closed bracket.

Amend the bill as a whole by deleting sections 2 through 8 and by
adding a new section designated as section 2, following section 1,
to read as follows:

"Sec. 2. NRS 118A.260 is hereby amended to read as follows:

118A.260

1. The landlord, or any person authorized to enter into a rental
agreement on his behalf, shall disclose to the tenant in writing at or
before the commencement of the tenancy:

(a) The name and address of:

(1) The persons authorized to manage the premises;
(2) An owner of the premises or person authorized to act for and
on behalf of the landlord for the purpose of service of process and
receiving notices and demands; and

(3) The principal or corporate owner.

(b) A telephone number at which a responsible person may be called
in case of emergency.

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Drafted by DS:ab Date 5-16-81

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2. The information required to be furnished by this section [shall] must be kept current and this section is enforceable against any successor landlord or manager of the premises.

3. A party who enters into a rental agreement on behalf of the landlord and fails to comply with this section is an agent of the landlord for purposes of:

- (a) Service of process and receiving notices and demands; and
- (b) Performing the obligations of the landlord under law and under the rental agreement.

4. [If the identity of the landlord is not disclosed as required by this section, the] If the landlord does not reside or do business within this state, unless he has designated a representative within the state to receive service of process in any action brought by the tenants or others, the person authorized to manage the premises is the representative for that purpose. The obligations of the landlord devolve upon the persons authorized to enter into a rental agreement on his behalf.

5. This section does not limit or remove the liability of an undisclosed landlord.

Amend the title of the bill to read as follows:

"AN ACT relating to landlords and tenants; prescribing penalties for failure to return security deposits; amending provisions for designating persons to receive process; and providing other matters properly relating thereto."