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February 26, 2003

The Honorable David Goldwater, Chair
Assembly Commerce and Labor
Nevada Legislature
Carson City, Nevada

Re: AB 89 – Nevada Association of REALTORS® Support

Dear Chairman Goldwater and Committee Members,

On behalf of the Nevada Association of REALTORS® we are asking that the following testimony be placed on the record:

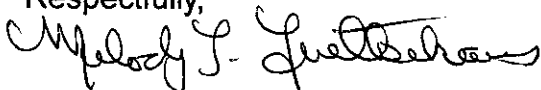
The Nevada Association of REALTORS®, is a trade association encompassing Nevada licensed real estate agents, appraisers, and certified property managers. We have approximately 11,000 REALTOR® members many who hold a property management permit from the Nevada Real Estate Division. Therefore, many of our members are actively engaged on a day-to-day basis serving Nevada's landlords and tenants. As the premier advocate and resource partner for the real estate profession in Nevada, we are always mindful of everyone's housing needs -buyer/sellers, landlords/tenants, in the communities we serve.

We are here today to speak in support of SB 89. We believe this bill increases the rights of many tenants in Nevada that are now left in legal limbo because they live in small density units, i.e. the single house, duplex to fourplex. Our professional property manager members tell us these small density rentals which are managed by their owners have the potential for the landlord's most flagrant abuse of a tenant's rights because NRS 118A doesn't cover them.

Nevada REALTORS® believe passage of SB 89 will provide a uniform "playing field" for all of Nevada's renters as the protections offered under NRS 118A would now protect those living in smaller density rentals and not just those tenants in the bigger rental complexes.

Thank you.

Respectfully,



Melody Luetkehans, General Counsel
Nevada Association of REALTORS®

ASSEMBLY COMMERCE & LABOR

DATE: 2/26/03 ROOM: 4100 EXHIBIT G

SUBMITTED BY: Melody Luetkehans

The Voice for Real Estate™ in Nevada

REALTORS® is a registered trademark which may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION of REALTORS® and subscribe to its strict Code of Ethics.

