
ASSEMBLY BILL NO. 89—ASSEMBLYMEN LESLIE, GIUNCHIGLIANI,
MCCLAIN, PARKS, ATKINSON, BUCKLEY, CHOWNING,
COLLINS, HORNE, KOIVISTO, MANENDO AND OCEGUERA

FEBRUARY 13, 2003

Referred to Committee on Commerce and Labor

SUMMARY—Removes exemption for landlords who own and personally manage four or fewer residential dwellings from provisions relating to landlords and tenants. (BDR 10-952)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

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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 residential tenancy; removing the exemption for landlords who own and personally manage four or fewer residential dwellings from provisions relating to landlords and tenants; and providing other matters properly relating thereto.

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

- 1 **Section 1.** NRS 118A.180 is hereby amended to read as
2 follows:
3 118A.180 1. Except as *otherwise* provided in subsection 2,
4 this chapter applies to, regulates and determines rights, obligations
5 and remedies under a rental agreement, wherever made, for a
6 dwelling unit or premises located within this state.
7 2. This chapter does not apply to:
8 (a) A rental agreement subject to the provisions of chapter 118B
9 of NRS;
10 (b) Low-rent housing programs operated by public housing
11 authorities and established pursuant to the United States Housing
12 Act of 1937, 42 U.S.C. §§ 1437 et seq.;



- 1 (c) ~~[A person who owns and personally manages four or fewer~~
2 ~~dwelling units, except with respect to the provisions of NRS~~
3 ~~118A.200, 118A.300, 118A.340, 118A.380, 118A.450 and~~
4 ~~118A.460;~~
5 ~~(d)~~ Residence in an institution, public or private, incident to
6 detention or the provision of medical, geriatric, educational,
7 counseling, religious or similar service;
8 ~~(e)~~ (d) Occupancy under a contract of sale of a dwelling unit or
9 the property of which it is a part, if the occupant is the purchaser or
10 his successor in interest;
11 ~~(f)~~ (e) Occupancy by a member of a fraternal or social
12 organization in the portion of a structure operated for the benefit of
13 the organization;
14 ~~(g)~~ (f) Occupancy in a hotel or motel for less than 30
15 consecutive days unless the occupant clearly manifests an intent to
16 remain for a longer continuous period;
17 ~~(h)~~ (g) Occupancy by an employee of a landlord whose right to
18 occupancy is solely conditional upon employment in or about the
19 premises;
20 ~~(i)~~ (h) Occupancy by an owner of a condominium unit or by a
21 holder of a proprietary lease in a cooperative apartment; or
22 ~~(j)~~ (i) Occupancy under a rental agreement covering premises
23 used by the occupant primarily for agricultural purposes.

