
SENATE BILL NO. 13—SENATOR MCGINNESS

PREFILED JANUARY 24, 2003

Referred to Committee on Judiciary

SUMMARY—Revises provision requiring landlord to disclose emergency telephone number to tenant at or before commencement of tenancy. (BDR 10-662)

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 property; revising the provision requiring a landlord to disclose an emergency telephone number to a tenant at or before the commencement of a tenancy; 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.260 is hereby amended to read as
2 follows:
3 118A.260 1. The landlord, or any person authorized to enter
4 into a rental agreement on his behalf, shall disclose to the tenant in
5 writing at or before the commencement of the tenancy:
6 (a) The name and address of:
7 (1) The persons authorized to manage the premises;
8 (2) A person authorized to act for and on behalf of the
9 landlord for the purpose of service of process and receiving notices
10 and demands; and
11 (3) The principal or corporate owner.
12 (b) A telephone number at which a responsible person who
13 resides in the county ~~in which~~ *or within 60 miles of where* the
14 premises are located may be called in case of emergency.
15 2. The information required to be furnished by this section
16 must be kept current, and this section is enforceable against any
17 successor landlord or manager of the premises.



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

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

7 4. In any action against a landlord which involves his rental
8 property, service of process upon the manager of the property shall
9 be deemed to be service upon the landlord. The obligations of the
10 landlord devolve upon the persons authorized to enter into a rental
11 agreement on his behalf.

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

