

ASSEMBLY BILL NO. 71—ASSEMBLYMEN CHRISTENSEN, CONKLIN, HETTRICK, PARKS, SHERER, ALLEN, CARPENTER, CLABORN, DENIS, GERHARDT, GOICOECHEA, HARDY, HOGAN, HORNE, MABEY, MARVEL, MCCLAIN, PIERCE AND SIBLEY

FEBRUARY 17, 2005

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JOINT SPONSORS: SENATORS NOLAN, AMODEI, SCHNEIDER, LEE AND CARE

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Referred to Committee on Judiciary

SUMMARY—Requires association of common-interest community to provide copy of declaration of covenants, conditions and restrictions to unit’s owner upon request. (BDR 10-441)

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.

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AN ACT relating to common-interest communities; requiring an association of a common-interest community to provide a unit’s owner with a copy of the declaration of covenants, conditions and restrictions upon request by the unit’s owner; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

- 1 Under existing law, an association of a common-interest community must
  - 2 maintain all financial and other records of the association at the association’s
  - 3 business office or other suitable location. An association must also make such
  - 4 records reasonably available to any unit’s owner, or his authorized agents, to
  - 5 review or photocopy. (NRS 116.3118)
  - 6 This bill requires an association to provide a copy of the declaration of
  - 7 covenants, conditions and restrictions to any unit’s owner upon his request. The
  - 8 association may charge a fee for preparing a copy, but the charge may not exceed
  - 9 25 cents per page.
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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

- 1     **Section 1.** NRS 116.3118 is hereby amended to read as  
2 follows:  
3     116.3118 1. The association shall keep financial records  
4 sufficiently detailed to enable the association to comply with  
5 NRS 116.4109.  
6     2. All financial and other records of the association , *including,*  
7 *without limitation, the declaration of covenants, conditions and*  
8 *restrictions,* must be:  
9     (a) Maintained and made available for review at the business  
10 office of the association or some other suitable location within the  
11 county where the common-interest community is situated or, if it is  
12 situated in more than one county, within one of those counties; and  
13     (b) Made reasonably available for any unit's owner and his  
14 authorized agents to inspect, examine, photocopy and audit.  
15     3. *Upon the request of any unit's owner, the association shall*  
16 *provide the unit's owner with a copy of the declaration of*  
17 *covenants, conditions and restrictions. The association may*  
18 *charge the unit's owner a fee to cover the actual costs of preparing*  
19 *a copy, but not to exceed 25 cents per page.*

