

Amendment No. 635

Senate Amendment to Senate Bill No. 151 First Reprint	(BDR 3-516)
Proposed by: Senator Ratti	
Amends: Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: Yes	

ASSEMBLY ACTION			Initial and Date	SENATE ACTION			Initial and Date		
Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	_____	Adopted	<input type="checkbox"/>	Lost	<input type="checkbox"/>	_____
Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____	Concurred In	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____
Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____	Receded	<input type="checkbox"/>	Not	<input type="checkbox"/>	_____

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of green bold underlining is language proposed to be added in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) orange double underlining is deleted language in the original bill proposed to be retained in this amendment.



SENATE BILL NO. 151—SENATORS RATTI, CANCELA, SPEARMAN, PARKS; BROOKS, D.
HARRIS, OHRENSCHALL AND WOODHOUSE

FEBRUARY 12, 2019

Referred to Committee on Judiciary

SUMMARY—Revises provisions related to certain proceedings concerning property. (BDR 3-516)

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; removing and revising certain provisions relating to actions for summary eviction; reorganizing procedures for summary eviction of a tenant of a commercial premise; revising provisions governing notices to surrender possession of real property or a mobile home; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law provides for a summary eviction procedure when the tenant of any dwelling, apartment, mobile home, recreational vehicle or commercial premises with periodic rent due by the month or a shorter period defaults in the payment of the rent. (NRS 40.253) **Section 1.7** of this bill removes the provisions governing the summary eviction procedure for a tenant of a commercial premise, thereby making **section 1.7** solely applicable to summary eviction for the tenant of any dwelling, apartment, mobile home or recreational vehicle. **Section 1** of this bill reorganizes the summary eviction procedure for a tenant of a commercial premise.

Existing law requires the landlord or the landlord’s agent to serve a notice in writing informing the tenant that he or she must pay the rent or surrender the premises at or before the fifth full day following the day of service. (NRS 40.253) **Section 1.7** of this bill increases the period of time that a tenant has to act after receiving such notice from 5 full days to 7 judicial days.

Existing law authorizes a court, in an action for summary eviction, to order the removal of a tenant in default for rental payments. Existing law requires a sheriff or constable to remove such a tenant within 24 hours after the court issues such an order. (NRS 40.253) **Section 1.7** revises the period of time before the removal of the tenant. ~~Section 1.7~~ **requires a sheriff or constable to post the order for removal in a conspicuous place on the premises not later than 24 hours after the order is received by the sheriff or constable. Section 1.7 then requires the sheriff or constable to remove the tenant** not earlier than 24 hours ~~and~~ **but not ~~more~~ later than 36 hours after the ~~court~~ posting of the order ~~by~~ by the sheriff or constable.**

Existing law authorizes a landlord to utilize procedures for summary eviction when a tenant of a dwelling unit, part of a low-rent housing program operated by a public housing authority, a mobile home or a recreational vehicle is guilty of certain unlawful detainers. (NRS 40.254) **Section 2** of this bill eliminates the ability of a landlord of a low-rent housing program operated by a public housing authority to utilize such procedures for summary eviction. **Section 2** also provides that the term “dwelling unit” does not include a ~~How-~~

28 ~~income~~ unit ~~[and defines]~~ of a low-income housing project. Section 1.7 also provides that
 29 its provisions do not apply to a low-income housing project. Sections 1.7 and 2 define
 30 “low-income [unit” for the purpose of section 2.] housing project” for such purposes.

31 Existing law provides that a person who holds over and continues in possession of real
 32 property or a mobile home which has been foreclosed or sold under certain circumstances may
 33 be removed pursuant to certain proceedings after a 3-day notice to surrender has been served.
 34 (NRS 40.255) **Section 3** of this bill additionally provides that an existing lease of residential
 35 property will remain in effect if the property is transferred or sold to a new owner under
 36 certain circumstances. **Section 3** provides for the duties and obligations of the tenant and the
 37 new owner.

38 Existing law requires a tenant to be served with certain notices to surrender. Existing law
 39 authorizes such service: (1) by delivering a copy of the notice to the tenant personally, in the
 40 presence of a witness, or by a sheriff, constable or certain other persons; (2) by leaving the
 41 notice with a person who meets certain qualifications at the place of residence or business of
 42 the tenant; or (3) by posting the notice on the rental property, delivering the notice to the
 43 person living there, if possible, and mailing a copy to the tenant. Existing law requires that
 44 proof of service of such notices must be filed with the court before the court orders
 45 removal or issues a writ of restitution. (NRS 40.280) **Section 4** of this bill provides that a
 46 notice to surrender the premises must be served by a sheriff, a constable, certain persons
 47 licensed as a process server or the agent of an attorney under certain circumstances. **Section 4**
 48 **of this bill prescribes certain requirements for proof of service.** Sections 4.5-7.5 of this
 49 bill make conforming changes.

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

1 **Section 1.** Chapter 40 of NRS is hereby amended by adding thereto a new
 2 section to read as follows:

3 **1. In addition to the remedy provided in NRS 40.2512 and 40.290 to 40.420,**
 4 **inclusive, when the tenant of any commercial premises with periodic rent**
 5 **reserved by the month or any shorter period is in default in payment of the rent,**
 6 **the landlord or the landlord’s agent, unless otherwise agreed in writing, may**
 7 **serve or have served a notice in writing, requiring in the alternative the payment**
 8 **of the rent or the surrender of the premises:**

9 (a) *At or before noon of the fifth full day following the day of service; or*

10 (b) *If the landlord chooses not to proceed in the manner set forth in*
 11 *paragraph (a) and the rent is reserved by a period of 1 week or less and the*
 12 *tenancy has not continued for more than 45 days, at or before noon of the fourth*
 13 *full day following the day of service.*

14 *↪ As used in this subsection, “day of service” means the day the landlord or the*
 15 *landlord’s agent personally delivers the notice to the tenant. If personal service*
 16 *was not so delivered, the “day of service” means the day the notice is delivered,*
 17 *after posting and mailing pursuant to subsection 2, to the sheriff or constable for*
 18 *service if the request for service is made before noon. If the request for service by*
 19 *the sheriff or constable is made after noon, the “day of service” shall be deemed*
 20 *to be the day next following the day that the request is made for service by the*
 21 *sheriff or constable.*

22 **2. A landlord or the landlord’s agent who serves a notice to a tenant**
 23 **pursuant to paragraph (b) of subsection 1 shall attempt to deliver a copy of the**
 24 **notice to the tenant personally, in the presence of a witness. If service is**
 25 **accomplished by the sheriff, constable or a person who is licensed as a process**
 26 **server pursuant to chapter 648 of NRS, the presence of a witness is not required.**
 27 **If the notice cannot be delivered in person, the landlord or the landlord’s agent:**

1 (a) *Shall post a copy of the notice in a conspicuous place on the premises*
2 *and mail the notice by overnight mail; and*

3 (b) *After the notice has been posted and mailed, may deliver the notice to the*
4 *sheriff or constable for service in the manner set forth in subsection 1 of NRS*
5 *40.280. The sheriff or constable shall not accept the notice for service unless it is*
6 *accompanied by written evidence, signed by the tenant when the tenant took*
7 *possession of the premises, that the landlord or the landlord's agent informed the*
8 *tenant of the provisions of this section which set forth the lawful procedures for*
9 *eviction from a short-term tenancy. Upon acceptance, the sheriff or constable*
10 *shall serve the notice within 48 hours after the request for service was made by*
11 *the landlord or the landlord's agent.*

12 3. *A notice served pursuant to subsection 1 or 2 must:*

13 (a) *Identify the court that has jurisdiction over the matter; and*

14 (b) *Advise the tenant:*

15 (1) *Of the tenant's right to contest the matter by filing, within the time*
16 *specified in subsection 1 for the payment of the rent or surrender of the premises,*
17 *an affidavit with the court that has jurisdiction over the matter stating that the*
18 *tenant has tendered payment or is not in default in the payment of the rent; and*

19 (2) *That if the court determines that the tenant is guilty of an unlawful*
20 *detainer, the court may issue a summary order for removal of the tenant or an*
21 *order providing for the nonadmittance of the tenant, directing the sheriff or*
22 *constable of the county to remove the tenant within 24 hours after receipt of the*
23 *order.*

24 4. *If the tenant files an affidavit pursuant to paragraph (b) of subsection 3*
25 *at or before the time stated in the notice, the landlord or the landlord's agent,*
26 *after receipt of a file-stamped copy of the affidavit, shall not provide for the*
27 *nonadmittance of the tenant to the premises by locking or otherwise.*

28 5. *Upon noncompliance of the tenant with a notice served pursuant to*
29 *subsection 1 or 2:*

30 (a) *The landlord or the landlord's agent may apply by affidavit of complaint*
31 *for eviction to the justice court of the township in which the commercial premises*
32 *is located or to the district court of the county in which the commercial premises*
33 *is located, whichever has jurisdiction over the matter. The court may thereupon*
34 *issue an order directing the sheriff or constable of the county to remove the*
35 *tenant within 24 hours after receipt of the order. The affidavit must state or*
36 *contain:*

37 (1) *The date the tenancy commenced.*

38 (2) *The amount of periodic rent reserved.*

39 (3) *The amounts of any cleaning, security or rent deposits paid in*
40 *advance, in excess of the first month's rent, by the tenant.*

41 (4) *The date the rental payments became delinquent.*

42 (5) *The length of time the tenant has remained in possession without*
43 *paying rent.*

44 (6) *The amount of rent claimed due and delinquent.*

45 (7) *A statement that the written notice was served on the tenant pursuant*
46 *to subsection 1 or 2 or in accordance with NRS 40.280.*

47 (8) *A copy of the written notice served on the tenant.*

48 (9) *A copy of the signed written rental agreement, if any.*

49 (b) *Except when the tenant has timely filed an affidavit described in*
50 *paragraph (b) of subsection 3 and a file-stamped copy of the affidavit has been*
51 *received by the landlord or the landlord's agent, the landlord or the landlord's*
52 *agent may, in a peaceable manner, provide for the nonadmittance of the tenant to*
53 *the premises by locking or otherwise.*

1 6. *Upon the filing by the tenant of an affidavit pursuant to paragraph (b) of*
2 *subsection 3, regardless of the information contained in the affidavit or the filing*
3 *by the landlord of an affidavit pursuant to paragraph (b) of subsection 5, the*
4 *justice court or the district court shall hold a hearing, after service of notice of*
5 *the hearing upon the parties, to determine the truthfulness and sufficiency of any*
6 *affidavit or notice provided for in this section. If the court determines that there is*
7 *no legal defense as to the alleged unlawful detainer and the tenant is guilty of an*
8 *unlawful detainer, the court may issue a summary order for removal of the tenant*
9 *or an order providing for the nonadmittance of the tenant. If the court determines*
10 *that there is a legal defense as to the alleged unlawful detainer, the court shall*
11 *refuse to grant either party any relief and, except as otherwise provided in this*
12 *subsection, shall require that any further proceedings be conducted pursuant to*
13 *NRS 40.290 to 40.420, inclusive. The issuance of a summary order for removal of*
14 *the tenant does not preclude an action by the tenant for any damages or other*
15 *relief to which the tenant may be entitled. If the alleged unlawful detainer was*
16 *based upon subsection 5 of NRS 40.2514, the refusal by the court to grant relief*
17 *does not preclude the landlord thereafter from pursuing an action for unlawful*
18 *detainer in accordance with NRS 40.251.*

19 7. *A tenant may, upon payment of the appropriate fees relating to the filing*
20 *and service of a motion, file a motion with the court, on a form provided by the*
21 *clerk of the court, to dispute the amount of the costs, if any, claimed by the*
22 *landlord pursuant to NRS 118C.230 for the inventory, moving and storage of*
23 *personal property left on the premises. The motion must be filed within 20 days*
24 *after the summary order for removal of the tenant or the abandonment of the*
25 *premises by the tenant, or within 20 days after:*

26 (a) *The tenant has vacated or been removed from the premises; and*

27 (b) *A copy of those charges has been requested by or provided to the tenant,*
28 *↪ whichever is later.*

29 8. *Upon the filing of a motion pursuant to subsection 7, the court shall*
30 *schedule a hearing on the motion. The hearing must be held within 10 days after*
31 *the filing of the motion. The court shall affix the date of the hearing to the*
32 *motion and order a copy served upon the landlord by the sheriff, constable or*
33 *other process server. At the hearing, the court may:*

34 (a) *Determine the costs due, if any, claimed by the landlord pursuant to*
35 *118C.230 and any accumulating daily costs; and*

36 (b) *Order the release of the tenant's property upon the payment of the costs*
37 *determined to be due or if no charges are determined to be due.*

38 9. *A landlord shall not refuse to accept rent from a tenant that is submitted*
39 *after the landlord or the landlord's agent has served or had served a notice*
40 *pursuant to subsection 1 if the refusal is based on the fact that the tenant has not*
41 *paid collection fees, attorney's fees or other costs other than rent, a reasonable*
42 *charge for late payments of rent or dishonored checks.*

43 **Sec. 1.3.** *NRS 40.215 is hereby amended to read as follows:*

44 40.215 *As used in NRS 40.215 to 40.425, inclusive, and section 1 of this act,*
45 *unless the context requires otherwise:*

46 1. *"Dwelling" or "dwelling unit" means a structure or part thereof that is*
47 *occupied, or designed or intended for occupancy, as a residence or sleeping place*
48 *by one person who maintains a household or by two or more persons who maintain*
49 *a common household.*

50 2. *"Landlord's agent" means a person who is hired or authorized by the*
51 *landlord or owner of real property to manage the property or dwelling unit, to enter*
52 *into a rental agreement on behalf of the landlord or owner of the property or who*
53 *serves as a person within this State who is authorized to act for and on behalf of the*

1 landlord or owner for the purposes of service of process or receiving notices and
2 demands. A landlord's agent may also include a successor landlord or a property
3 manager as defined in NRS 645.0195.

4 3. "Mobile home" means every vehicle, including equipment, which is
5 constructed, reconstructed or added to in such a way as to have an enclosed room or
6 addition occupied by one or more persons as a residence or sleeping place and
7 which has no foundation other than wheels, jacks, skirting or other temporary
8 support.

9 4. "Mobile home lot" means a portion of land within a mobile home park
10 which is rented or held out for rent to accommodate a mobile home.

11 5. "Mobile home park" or "park" means an area or tract of land where two or
12 more mobile homes or mobile home lots are rented or held out for rent. "Mobile
13 home park" or "park" does not include those areas or tracts of land, whether within
14 or outside of a park, where the lots are held out for rent on a nightly basis.

15 6. "Premises" includes a mobile home.

16 7. "Recreational vehicle" means a vehicular structure primarily designed as
17 temporary living quarters for travel, recreational or camping use, which may be
18 self-propelled or mounted upon or drawn by a motor vehicle.

19 8. "Recreational vehicle lot" means a portion of land within a recreational
20 vehicle park, or a portion of land so designated within a mobile home park, which
21 is rented or held out for rent to accommodate a recreational vehicle overnight or for
22 less than 3 months.

23 9. "Recreational vehicle park" means an area or tract of land where lots are
24 rented or held out for rent to accommodate a recreational vehicle overnight or for
25 less than 3 months.

26 10. "Short-term tenancy" means a tenancy in which rent is reserved by a
27 period of 1 week and the tenancy has not continued for more than 45 days.

28 **Sec. 1.7.** NRS 40.253 is hereby amended to read as follows:

29 40.253 1. Except as otherwise provided in subsection 10, in addition to the
30 remedy provided in NRS 40.2512 and 40.290 to 40.420, inclusive, when the tenant
31 of any dwelling, apartment, mobile home ~~[.]~~ or recreational vehicle ~~[or commercial~~
32 ~~premises]~~ with periodic rent reserved by the month or any shorter period is in
33 default in payment of the rent, the landlord or the landlord's agent, unless otherwise
34 agreed in writing, may serve or have served a notice in writing, requiring in the
35 alternative the payment of the rent or the surrender of the premises:

36 (a) ~~[At]~~ **On** or before ~~[noon of]~~ **5 p.m. on** the ~~[fifth full]~~ **seventh judicial** day
37 following the day of service; or

38 (b) If the landlord chooses not to proceed in the manner set forth in paragraph
39 (a) and the rent is reserved by a period of 1 week or less and the tenancy has not
40 continued for more than 45 days, at or before noon of the fourth full day following
41 the day of service.

42 ➤ As used in this subsection, "day of service" means the day the landlord or the
43 landlord's agent personally delivers the notice to the tenant. If personal service was
44 not so delivered, the "day of service" means the day the notice is delivered, after
45 posting and mailing pursuant to subsection 2, to the sheriff or constable for service
46 if the request for service is made before noon. If the request for service by the
47 sheriff or constable is made after noon, the "day of service" shall be deemed to be
48 the day next following the day that the request is made for service by the sheriff or
49 constable.

50 2. A landlord or the landlord's agent who serves a notice to a tenant pursuant
51 to paragraph (b) of subsection 1 shall attempt to deliver the notice in person in the
52 manner set forth in ~~[paragraph (a) of]~~ subsection ~~[.]~~ **2** of ~~[NRS 40.280.]~~ **section 1**

1 *of this act.* If the notice cannot be delivered in person, the landlord or the landlord's
2 agent:

3 (a) Shall post a copy of the notice in a conspicuous place on the premises and
4 mail the notice by overnight mail; and

5 (b) After the notice has been posted and mailed, may deliver the notice to the
6 sheriff or constable for service in the manner set forth in subsection 1 of NRS
7 40.280. The sheriff or constable shall not accept the notice for service unless it is
8 accompanied by written evidence, signed by the tenant when the tenant took
9 possession of the premises, that the landlord or the landlord's agent informed the
10 tenant of the provisions of this section which set forth the lawful procedures for
11 eviction from a short-term tenancy. Upon acceptance, the sheriff or constable shall
12 serve the notice within 48 hours after the request for service was made by the
13 landlord or the landlord's agent.

14 3. A notice served pursuant to subsection 1 or 2 must:

15 (a) Identify the court that has jurisdiction over the matter; and

16 (b) Advise the tenant:

17 (1) Of the tenant's right to contest the matter by filing, within the time
18 specified in subsection 1 for the payment of the rent or surrender of the premises,
19 an affidavit with the court that has jurisdiction over the matter stating that the tenant
20 has tendered payment or is not in default in the payment of the rent;

21 (2) That if the court determines that the tenant is guilty of an unlawful
22 detainer, the court may issue a summary order for removal of the tenant or an order
23 providing for the nonadmittance of the tenant, directing the sheriff or constable of
24 the county to post the order in a conspicuous place on the premises not later than
25 24 hours after the order is received by the sheriff or constable. The sheriff or
26 constable shall remove ~~the~~ tenant ~~[within 24]~~ not earlier than 24 hours but not
27 [more] later than 36 hours after ~~[receipt]~~ the posting of the order; and

28 (3) That, pursuant to NRS 118A.390, a tenant may seek relief if a landlord
29 unlawfully removes the tenant from the premises or excludes the tenant by blocking
30 or attempting to block the tenant's entry upon the premises or willfully interrupts or
31 causes or permits the interruption of an essential service required by the rental
32 agreement or chapter 118A of NRS.

33 4. If the tenant files such an affidavit at or before the time stated in the notice,
34 the landlord or the landlord's agent, after receipt of a file-stamped copy of the
35 affidavit which was filed, shall not provide for the nonadmittance of the tenant to
36 the premises by locking or otherwise.

37 5. Upon noncompliance with the notice:

38 (a) The landlord or the landlord's agent may apply by affidavit of complaint
39 for eviction to the justice court of the township in which the dwelling, apartment,
40 mobile home ~~[]~~ or recreational vehicle ~~[or commercial premises]~~ are located or to
41 the district court of the county in which the dwelling, apartment, mobile home ~~[]~~ or
42 recreational vehicle ~~[or commercial premises]~~ are located, whichever has
43 jurisdiction over the matter. The court may thereupon issue an order directing the
44 sheriff or constable of the county to post the order in a conspicuous place on the
45 premises not later than 24 hours after the order is received by the sheriff or
46 constable. The sheriff or constable shall remove the tenant ~~[within 24]~~ not earlier
47 than 24 hours but not [more] later than 36 hours after ~~[receipt]~~ the posting of the
48 order. The affidavit must state or contain:

49 (1) The date the tenancy commenced.

50 (2) The amount of periodic rent reserved.

51 (3) The amounts of any cleaning, security or rent deposits paid in advance,
52 in excess of the first month's rent, by the tenant.

53 (4) The date the rental payments became delinquent.

1 (5) The length of time the tenant has remained in possession without
2 paying rent.

3 (6) The amount of rent claimed due and delinquent.

4 (7) A statement that the written notice was served on the tenant in
5 accordance with NRS 40.280.

6 (8) A copy of the written notice served on the tenant.

7 (9) A copy of the signed written rental agreement, if any.

8 (b) Except when the tenant has timely filed the affidavit described in
9 subsection 3 and a file-stamped copy of it has been received by the landlord or the
10 landlord's agent, and except when the landlord is prohibited pursuant to NRS
11 118A.480, the landlord or the landlord's agent may, in a peaceable manner, provide
12 for the nonadmittance of the tenant to the premises by locking or otherwise.

13 6. Upon the filing by the tenant of the affidavit permitted in subsection 3,
14 regardless of the information contained in the affidavit, and the filing by the
15 landlord of the affidavit permitted by subsection 5, the justice court or the district
16 court shall hold a hearing, after service of notice of the hearing upon the parties, to
17 determine the truthfulness and sufficiency of any affidavit or notice provided for in
18 this section. If the court determines that there is no legal defense as to the alleged
19 unlawful detainer and the tenant is guilty of an unlawful detainer, the court may
20 issue a summary order for removal of the tenant or an order providing for the
21 nonadmittance of the tenant. If the court determines that there is a legal defense as
22 to the alleged unlawful detainer, the court shall refuse to grant either party any
23 relief, and, except as otherwise provided in this subsection, shall require that any
24 further proceedings be conducted pursuant to NRS 40.290 to 40.420, inclusive. The
25 issuance of a summary order for removal of the tenant does not preclude an action
26 by the tenant for any damages or other relief to which the tenant may be entitled. If
27 the alleged unlawful detainer was based upon subsection 5 of NRS 40.2514, the
28 refusal by the court to grant relief does not preclude the landlord thereafter from
29 pursuing an action for unlawful detainer in accordance with NRS 40.251.

30 7. The tenant may, upon payment of the appropriate fees relating to the filing
31 and service of a motion, file a motion with the court, on a form provided by the
32 clerk of the court, to dispute the amount of the costs, if any, claimed by the landlord
33 pursuant to NRS 118A.460 ~~for 118C.230~~ for the inventory, moving and storage of
34 personal property left on the premises. The motion must be filed within 20 days
35 after the summary order for removal of the tenant or the abandonment of the
36 premises by the tenant, or within 20 days after:

37 (a) The tenant has vacated or been removed from the premises; and

38 (b) A copy of those charges has been requested by or provided to the tenant,
39 ↪ whichever is later.

40 8. Upon the filing of a motion pursuant to subsection 7, the court shall
41 schedule a hearing on the motion. The hearing must be held within 10 days after the
42 filing of the motion. The court shall affix the date of the hearing to the motion and
43 order a copy served upon the landlord by the sheriff, constable or other process
44 server. At the hearing, the court may:

45 (a) Determine the costs, if any, claimed by the landlord pursuant to NRS
46 118A.460 ~~for 118C.230~~ and any accumulating daily costs; and

47 (b) Order the release of the tenant's property upon the payment of the charges
48 determined to be due or if no charges are determined to be due.

49 9. A landlord shall not refuse to accept rent from a tenant that is submitted
50 after the landlord or the landlord's agent has served or had served a notice pursuant
51 to subsection 1 if the refusal is based on the fact that the tenant has not paid
52 collection fees, attorney's fees or other costs other than rent, a reasonable charge

1 for late payments of rent or dishonored checks, or a security. As used in this
2 subsection, "security" has the meaning ascribed to it in NRS 118A.240.

3 10. This section does not apply to the tenant of ~~the~~:

4 (a) A mobile home lot in a mobile home park or to the tenant of a recreational
5 vehicle lot in an area of a mobile home park in this State other than an area
6 designated as a recreational vehicle lot pursuant to the provisions of subsection 8 of
7 NRS 40.215 ~~the~~; or

8 (b) *A low-income housing project.*

9 11. *As used in this section, "low-income housing project" has the meaning*
10 *ascribed to it in ~~the~~ 42 U.S.C. § ~~42(e)~~ 1437a(b)(1).*

11 **Sec. 2.** NRS 40.254 is hereby amended to read as follows:

12 40.254 1. Except as otherwise provided by specific statute, in addition to the
13 remedy provided in NRS 40.290 to 40.420, inclusive, when the tenant of a dwelling
14 unit, ~~part of a low-rent housing program operated by a public housing authority,~~ a
15 mobile home or a recreational vehicle is guilty of an unlawful detainer pursuant to
16 NRS 40.250, 40.251, 40.2514 or 40.2516, the landlord or the landlord's agent may
17 utilize the summary procedures for eviction as provided in NRS 40.253 except that
18 written notice to surrender the premises must:

19 (a) Be given to the tenant in accordance with the provisions of NRS 40.280;

20 (b) Advise the tenant of the court that has jurisdiction over the matter; and

21 (c) Advise the tenant of the tenant's right to:

22 (1) Contest the notice by filing before the court's close of business on the
23 fifth judicial day after the day of service of the notice an affidavit with the court
24 that has jurisdiction over the matter stating the reasons why the tenant is not guilty
25 of an unlawful detainer; or

26 (2) Request that the court stay the execution of the order for removal of the
27 tenant or order providing for nonadmittance of the tenant for a period not exceeding
28 10 days pursuant to subsection 2 of NRS 70.010, stating the reasons why such a
29 stay is warranted.

30 2. The affidavit of the landlord or the landlord's agent submitted to the justice
31 court or the district court must state or contain:

32 (a) The date when the tenancy commenced, the term of the tenancy and, if any,
33 a copy of the rental agreement. If the rental agreement has been lost or destroyed,
34 the landlord or the landlord's agent may attach an affidavit or declaration, signed
35 under penalty of perjury, stating such loss or destruction.

36 (b) The date when the tenancy or rental agreement allegedly terminated.

37 (c) The date when written notice to surrender was given to the tenant pursuant
38 to the provisions of NRS 40.251, 40.2514 or 40.2516, together with any facts
39 supporting the notice.

40 (d) The date when the written notice was given, a copy of the notice and a
41 statement that notice was served in accordance with NRS 40.280 and, if applicable,
42 a copy of the notice of change of ownership served on the tenant pursuant to NRS
43 40.255 if the property has been purchased as a residential foreclosure.

44 (e) A statement that the claim for relief was authorized by law.

45 3. If the tenant is found guilty of unlawful detainer as a result of the tenant's
46 violation of any of the provisions of NRS 453.011 to 453.552, inclusive, except
47 NRS 453.336, the landlord is entitled to be awarded any reasonable attorney's fees
48 incurred by the landlord or the landlord's agent as a result of a hearing, if any, held
49 pursuant to subsection 6 of NRS 40.253 wherein the tenant contested the eviction.

50 4. *For the purpose of this section, the term "dwelling unit" does not include*
51 *a ~~low-income~~ unit ~~of~~ a low-income housing project. As used in this*
52 *subsection, "low-income ~~unit~~ housing project" has the meaning ascribed to it*
53 *in ~~the~~ 42 U.S.C. § ~~42~~ 1437a(b)(1).*

1 **Sec. 2.5.** NRS 40.2545 is hereby amended to read as follows:

2 40.2545 1. In any action for summary eviction pursuant to NRS 40.253 or
3 40.254 ~~§~~ *or section 1 of this act*, the eviction case court file is sealed automatically
4 and not open to inspection:

5 (a) Upon the entry of a court order which denies or dismisses the action for
6 summary eviction; or

7 (b) Thirty-one days after the tenant has filed an affidavit described in
8 subsection 3 of NRS 40.253 ~~§~~ *or subsection 3 of section 1 of this act*, if the
9 landlord has failed to file an affidavit of complaint pursuant to subsection 5 of NRS
10 40.253 *or subsection 5 of section 1 of this act* within 30 days after the tenant filed
11 the affidavit.

12 2. In addition to the provisions for the automatic sealing of an eviction case
13 court file pursuant to subsection 1, the court may order the sealing of an eviction
14 case court file:

15 (a) Upon the filing of a written stipulation by the landlord and the tenant to set
16 aside the order of eviction and seal the eviction case court file; or

17 (b) Upon motion of the tenant and decision by the court if the court finds that:

18 (1) The eviction should be set aside pursuant to Rule 60 of the Justice
19 Court Rules of Civil Procedure; or

20 (2) Sealing the eviction case court file is in the interests of justice and those
21 interests are not outweighed by the public's interest in knowing about the contents
22 of the eviction case court file, after considering, without limitation, the following
23 factors:

24 (I) Circumstances beyond the control of the tenant that led to the
25 eviction;

26 (II) Other extenuating circumstances under which the order of eviction
27 was granted; and

28 (III) The amount of time that has elapsed between the granting of the
29 order of eviction and the filing of the motion to seal the eviction case court file.

30 3. If the court orders the eviction case court file sealed pursuant to this
31 section, all proceedings recounted in the eviction case court file shall be deemed
32 never to have occurred.

33 4. As used in this section, "eviction case court file" means all records relating
34 to an action for summary eviction which are maintained by the court, including,
35 without limitation, the affidavit of complaint and any other pleadings, proof of
36 service, findings of the court, any order made on motion as provided in Nevada
37 Rules of Civil Procedure, Justice Court Rules of Civil Procedure and local rules of
38 practice and all other papers, records, proceedings and evidence, including exhibits
39 and transcript of the testimony.

40 **Sec. 3.** NRS 40.255 is hereby amended to read as follows:

41 40.255 1. Except as otherwise provided in subsections 2, 4 and ~~7~~ 9, in
42 any of the following cases, a person who holds over and continues in possession of
43 real property or a mobile home after a 3-day written notice to surrender has been
44 served upon the person may be removed as prescribed in NRS 40.290 to 40.420,
45 inclusive:

46 (a) Where the property or mobile home has been sold under an execution
47 against the person, or against another person under whom the person claims, and
48 the title under the sale has been perfected;

49 (b) Where the property or mobile home has been sold upon the foreclosure of a
50 mortgage, or under an express power of sale contained therein, executed by the
51 person, or by another person under whom the person claims, and the title under the
52 sale has been perfected;

1 (c) Where the property or mobile home has been sold under a power of sale
2 granted by NRS 107.080 to the trustee of a deed of trust executed by the person, or
3 by another person under whom the person claims, and the title under such sale has
4 been perfected; or

5 (d) Where the property or mobile home has been sold by the person, or by
6 another person under whom the person claims, and the title under the sale has been
7 perfected.

8 2. *Except as otherwise provided in subsection 4, if the property has been*
9 *transferred or sold as a residential sale, absent an agreement between the new*
10 *owner and the tenant to modify or terminate an existing lease:*

11 (a) *The new owner has the rights, obligations and liabilities of the previous*
12 *owner or landlord pursuant to chapter 118A of NRS under the lease or rental*
13 *agreement which the previous owner or landlord entered into with the tenant or*
14 *subtenant regarding the property;*

15 (b) *The tenant or subtenant continues to have the rights, obligations and*
16 *liabilities that the tenant or subtenant had pursuant to chapter 118A of NRS*
17 *under the lease or rental agreement which the tenant or subtenant entered into*
18 *with the previous owner or landlord regarding the property; and*

19 (c) *Upon termination of the previous owner's interest in the property by*
20 *residential transfer or sale, the previous owner shall transfer the security deposit*
21 *in the manner set forth in paragraph (a) of subsection 1 of NRS 118A.244. The*
22 *successor has the rights, obligations and liabilities of the former landlord as to*
23 *any securities which are owed under this section or NRS 118A.242 at the time of*
24 *transfer.*

25 3. *The new owner pursuant to subsection 2 must provide a notice to the*
26 *tenant or subtenant within 30 days after the date of the transfer or sale:*

27 (a) *Providing the contact information of the new owner to whom rent should*
28 *be remitted;*

29 (b) *Notifying the tenant or subtenant that the lease or rental agreement the*
30 *tenant or subtenant entered into with the previous owner or landlord of the*
31 *property continues in effect through the period of the lease term and states the*
32 *amount held by the new owner for the security deposit; and*

33 (c) *Notifying the tenant or subtenant that failure to pay rent to the new*
34 *owner or comply with any other term of the agreement or applicable law*
35 *constitutes a breach of the lease or rental agreement and may result in eviction*
36 *proceedings, including, without limitation, proceedings conducted pursuant to*
37 *NRS 40.253 and 40.254.*

38 4. If the property has been sold as a residential foreclosure, a tenant or
39 subtenant in actual occupation of the premises, other than a person whose name
40 appears on the mortgage or deed, who holds over and continues in possession of
41 real property or a mobile home in any of the cases described in paragraph (b) or (c)
42 of subsection 1 may be removed as prescribed in NRS 40.290 to 40.420, inclusive,
43 after receiving a notice of the change of ownership of the real property or mobile
44 home and after the expiration of a notice period beginning on the date the notice
45 was received by the tenant or subtenant and expiring:

46 (a) For all periodic tenancies with a period of less than 1 month, after not less
47 than the number of days in the period; and

48 (b) For all other periodic tenancies or tenancies at will, after not less than 60
49 days.

50 ~~3-1~~ 5. During the notice period described in subsection ~~2-1~~ 4:

51 (a) The new owner has the rights, obligations and liabilities of the previous
52 owner or landlord pursuant to chapter 118A of NRS under the lease or rental

1 agreement which the previous owner or landlord entered into with the tenant or
 2 subtenant regarding the property; and

3 (b) The tenant or subtenant continues to have the rights, obligations and
 4 liabilities that the tenant or subtenant had pursuant to chapter 118A of NRS under
 5 the lease or rental agreement which the tenant or subtenant entered into with the
 6 previous owner or landlord regarding the property.

7 ~~[4.]~~ 6. The notice described in subsection ~~[2.]~~ 4 must contain a statement:

8 (a) Providing the contact information of the new owner to whom rent should be
 9 remitted;

10 (b) Notifying the tenant or subtenant that the lease or rental agreement the
 11 tenant or subtenant entered into with the previous owner or landlord of the property
 12 continues in effect through the notice period described in subsection ~~[2.]~~ 4; and

13 (c) Notifying the tenant or subtenant that failure to pay rent to the new owner
 14 or comply with any other term of the agreement or applicable law constitutes a
 15 breach of the lease or rental agreement and may result in eviction proceedings,
 16 including, without limitation, proceedings conducted pursuant to NRS 40.253 and
 17 40.254. ~~f~~

18 ~~5. or section 1 of this act.~~

19 7. If the property has been sold as a residential foreclosure in any of the cases
 20 described in paragraph (b) or (c) of subsection 1, no person may enter a record of
 21 eviction for a tenant or subtenant who vacates a property during the notice period
 22 described in subsection 2 ~~[4.]~~ 4.

23 ~~[6.]~~ 8. If the property has been sold as a residential foreclosure in any of the
 24 cases described in paragraphs (b) or (c) of subsection 1, nothing in this section shall
 25 be deemed to prohibit:

26 (a) The tenant from vacating the property at any time before the expiration of
 27 the notice period described in subsection ~~[2.]~~ 4 without any obligation to the new
 28 owner of a property purchased pursuant to a foreclosure sale or trustee's sale; or

29 (b) The new owner of a property purchased pursuant to a foreclosure sale or
 30 trustee's sale from:

31 (1) Negotiating a new purchase, lease or rental agreement with the tenant
 32 or subtenant; or

33 (2) Offering a payment to the tenant or subtenant in exchange for vacating
 34 the premises on a date earlier than the expiration of the notice period described in
 35 subsection ~~[2.]~~ 4.

36 ~~[7.]~~ 9. This section does not apply to the tenant of a mobile home lot in a
 37 mobile home park.

38 ~~[8.]~~ 10. As used in this section, "residential foreclosure" means the sale of a
 39 single family residence pursuant to NRS 40.430 or under a power of sale granted by
 40 NRS 107.080. As used in this subsection, "single family residence" means a
 41 structure that is comprised of not more than four units.

42 **Sec. 4.** NRS 40.280 is hereby amended to read as follows:

43 40.280 1. Except as otherwise provided in NRS 40.253 ~~[4.]~~ and *section 1 of*
 44 *this act*, the notices required by NRS 40.251 to 40.260, inclusive, must be served ~~f~~

45 ~~— (a) By delivering a copy to the tenant personally, in the presence of a witness.~~
 46 ~~If service is accomplished~~ by the sheriff, a constable, ~~[or]~~ a person who is licensed
 47 as a process server pursuant to chapter 648 of NRS ~~[, the presence of a witness is~~
 48 ~~not required.] or the agent of an attorney licensed to practice in this State:~~

49 (a) *By delivering a copy to the tenant personally.*

50 (b) If the tenant is absent from the tenant's place of residence or from the
 51 tenant's usual place of business, by leaving a copy with a person of suitable age and
 52 discretion at either place and mailing a copy to the tenant at the tenant's place of
 53 residence or place of business.

1 (c) If the place of residence or business cannot be ascertained, or a person of
2 suitable age or discretion cannot be found there, by posting a copy in a conspicuous
3 place on the leased property, delivering a copy to a person there residing, if the
4 person can be found, and mailing a copy to the tenant at the place where the leased
5 property is situated.

6 2. The notices required by NRS 40.230, 40.240 and 40.414 must be served
7 upon an unlawful or unauthorized occupant:

8 (a) Except as otherwise provided in this paragraph and paragraph (b), by
9 delivering a copy to the unlawful or unauthorized occupant personally, in the
10 presence of a witness. If service is accomplished by the sheriff, constable or a
11 person who is licensed as a process server pursuant to chapter 648 of NRS, the
12 presence of a witness is not required.

13 (b) If the unlawful or unauthorized occupant is absent from the real property,
14 by leaving a copy with a person of suitable age and discretion at the property and
15 mailing a copy to the unlawful or unauthorized occupant at the place where the
16 property is situated. If the occupant is unknown, the notice must be addressed to
17 "Current Occupant."

18 (c) If a person of suitable age or discretion cannot be found at the real property,
19 by posting a copy in a conspicuous place on the property and mailing a copy to the
20 unlawful or unauthorized occupant at the place where the property is situated. If the
21 occupant is unknown, the notice must be addressed to "Current Occupant."

22 3. Service upon a subtenant may be made in the same manner as provided in
23 subsection 1.

24 4. Proof of service of any notice required by NRS 40.230 to 40.260, inclusive,
25 must be filed with the court before:

26 (a) An order for removal of a tenant is issued pursuant to NRS 40.253 or
27 40.254;

28 (b) An order for removal of an unlawful or unauthorized occupant is issued
29 pursuant to NRS 40.414; ~~or~~

30 (c) A writ of restitution is issued pursuant to NRS 40.290 to 40.420, inclusive
31 ~~or~~; or

32 (d) *An order for removal of a commercial tenant pursuant to section 1 of this*
33 *act.*

34 5. Proof of service of notice pursuant to NRS 40.230 to 40.260, inclusive,
35 that must be filed before the court may issue an order or writ filed pursuant to
36 paragraph (a), (b) or (c) of subsection 4 must consist of:

37 (a) Except as otherwise provided in ~~paragraphs~~ *paragraph (b) : ~~and (c)-~~*

38 (1) If the notice was served pursuant to ~~paragraph (a) of~~ subsection 1 ~~or~~
39 *, a written statement, endorsed by the person who served the notice, stating the*
40 *date and manner of service. The statement must also include the number of the*
41 *badge or license of the person who served the notice. If the notice was served by*
42 *the agent of an attorney licensed in this State, the statement must be accompanied*
43 *by a declaration, signed by the attorney and bearing the license number of the*
44 *attorney, stating that the attorney:*

45 (I) *Was retained by the landlord in the action pursuant to NRS*
46 *~~40.290~~ 40.230 to 40.420, inclusive;*

47 (II) *Reviewed the date and manner of service by the agent; and*

48 (III) *Believes to the best of his or her knowledge that such service*
49 *complies with the requirements of this section.*

50 (2) *If the notice was served pursuant to* paragraph (a) of subsection 2, an
51 affidavit or declaration signed by the tenant or the unlawful or unauthorized
52 occupant, as applicable, and a witness, signed under penalty of perjury by the

1 server, acknowledging that the tenant or occupant received the notice on a specified
2 date.

3 ~~[(2)]~~ (3) If the notice was served pursuant to ~~[paragraph (b) or (c) of~~
4 ~~subsection 1 or]~~ paragraph (b) or (c) of subsection 2, an affidavit or declaration
5 signed under penalty of perjury by the person who served the notice, stating the
6 date and manner of service and accompanied by a confirmation of delivery or
7 certificate of mailing issued by the United States Postal Service or confirmation of
8 actual delivery by a private postal service.

9 (b) ~~[If the notice was served by a sheriff, a constable or a person who is~~
10 ~~licensed as a process server pursuant to chapter 648 of NRS, a written statement,~~
11 ~~endorsed by the person who served the notice, stating the date and manner of~~
12 ~~service. The statement must also include the number of the badge or license of the~~
13 ~~person who served the notice.~~

14 ~~—(c)]~~ For a short-term tenancy, if service of the notice was not delivered in
15 person:

16 (1) A certificate of mailing issued by the United States Postal Service or by
17 a private postal service to the landlord or the landlord's agent; or

18 (2) The endorsement of a sheriff or constable stating the:

19 (I) Time and date the request for service was made by the landlord or
20 the landlord's agent;

21 (II) Time, date and manner of the service; and

22 (III) Fees paid for the service.

23 **6. Proof of service of notice pursuant to NRS 40.230 to 40.260, inclusive,**
24 **that must be filed before the court may issue an order filed pursuant to paragraph**
25 **(d) of subsection 4 must consist of:**

26 (a) *Except as otherwise provided in paragraphs (b) and (c):*

27 (1) *If the notice was served pursuant to subsection 2 of section 1 of this*
28 *act, an affidavit or declaration signed by the tenant or the unlawful or*
29 *unauthorized occupant, and a witness, as applicable, signed under penalty of*
30 *perjury by the server, acknowledging that the tenant or occupant received the*
31 *notice on a specified date.*

32 (2) *If the notice was served pursuant to paragraph (b) or (c) of*
33 *subsection 1, an affidavit or declaration signed under penalty of perjury by the*
34 *person who served the notice, stating the date and manner of service and*
35 *accompanied by a confirmation of delivery or certificate of mailing issued by the*
36 *United States Postal Service or confirmation of actual delivery by a private postal*
37 *service.*

38 (b) *If the notice was served by a sheriff, a constable or a person who is*
39 *licensed as a process server pursuant to chapter 648 of NRS, a written statement,*
40 *endorsed by the person who served the notice, stating the date and manner of*
41 *service. The statement must also include the number of the badge or license of*
42 *the person who served the notice.*

43 (c) *For a short-term tenancy, if service of the notice was not delivered in*
44 *person:*

45 (1) *A certificate of mailing issued by the United States Postal Service or*
46 *by a private postal service to the landlord or the landlord's agent; or*

47 (2) *The endorsement of a sheriff or constable stating the:*

48 (I) *Time and date the request for service was made by the landlord or*
49 *the landlord's agent;*

50 (II) *Time, date and manner of the service; and*

51 (III) *Fees paid for the service.*

52 **7. For the purpose of this section, an agent of an attorney licensed in this**
53 **State shall only serve notice pursuant to subsection 1 if:**

1 (a) *The landlord has retained the attorney an action pursuant to NRS 40.290*
2 *to 40.420, inclusive; and*

3 (b) *The agent is acting at the direction and under the direct supervision of*
4 *the attorney.*

5 **Sec. 4.5.** NRS 40.385 is hereby amended to read as follows:

6 40.385 Upon an appeal from an order entered pursuant to NRS 40.253 ~~or~~ *or*
7 *section 1 of this act:*

8 1. Except as otherwise provided in this subsection, a stay of execution may be
9 obtained by filing with the trial court a bond in the amount of \$250 to cover the
10 expected costs on appeal. A surety upon the bond submits to the jurisdiction of the
11 appellate court and irrevocably appoints the clerk of that court as the surety's agent
12 upon whom papers affecting the surety's liability upon the bond may be served.
13 Liability of a surety may be enforced, or the bond may be released, on motion in the
14 appellate court without independent action. A tenant of commercial property may
15 obtain a stay of execution only upon the issuance of a stay pursuant to Rule 8 of the
16 Nevada Rules of Appellate Procedure and the posting of a supersedeas bond in the
17 amount of 100 percent of the unpaid rent claim of the landlord.

18 2. A tenant who retains possession of the premises that are the subject of the
19 appeal during the pendency of the appeal shall pay to the landlord rent in the
20 amount provided in the underlying contract between the tenant and the landlord as
21 it becomes due. If the tenant fails to pay such rent, the landlord may initiate new
22 proceedings for a summary eviction by serving the tenant with a new notice
23 pursuant to NRS 40.253 ~~or~~ *or section 1 of this act.*

24 **Sec. 5.** (Deleted by amendment.)

25 **Sec. 6.** NRS 21.130 is hereby amended to read as follows:

26 21.130 1. Before the sale of property on execution, notice of the sale, in
27 addition to the notice required pursuant to NRS 21.075 and 21.076, must be given
28 as follows:

29 (a) In cases of perishable property, by posting written notice of the time and
30 place of sale in three public places at the township or city where the sale is to take
31 place, for such a time as may be reasonable, considering the character and condition
32 of the property.

33 (b) In case of other personal property, by posting a similar notice in three
34 public places of the township or city where the sale is to take place, not less than 5
35 or more than 10 days before the sale, and, in case of sale on execution issuing out
36 of a district court, by the publication of a copy of the notice in a newspaper, if there
37 is one in the county, at least twice, the first publication being not less than 10 days
38 before the date of the sale.

39 (c) In case of real property, by:

40 (1) Personal service upon each judgment debtor or by registered mail to the
41 last known address of each judgment debtor and, if the property of the judgment
42 debtor is operated as a facility licensed under chapter 449 of NRS, upon the State
43 Board of Health;

44 (2) Posting a similar notice particularly describing the property, for 20 days
45 successively, in three public places of the township or city where the property is
46 situated and where the property is to be sold;

47 (3) Publishing a copy of the notice three times, once each week, for 3
48 successive weeks, in a newspaper, if there is one in the county. The cost of
49 publication must not exceed the rate for legal advertising as provided in NRS
50 238.070. If the newspaper authorized by this section to publish the notice of sale
51 neglects or refuses from any cause to make the publication, then the posting of
52 notices as provided in this section shall be deemed sufficient notice. Notice of the
53 sale of property on execution upon a judgment for any sum less than \$500,

1 exclusive of costs, must be given only by posting in three public places in the
2 county, one of which must be the courthouse;

3 (4) Recording a copy of the notice in the office of the county recorder; and

4 (5) If the sale of property is a residential foreclosure, posting a copy of the
5 notice in a conspicuous place on the property. In addition to the requirements of
6 NRS 21.140, the notice must not be defaced or removed until the transfer of title is
7 recorded or the property becomes occupied after completion of the sale, whichever
8 is earlier.

9 2. If the sale of property is a residential foreclosure, the notice must include,
10 without limitation:

11 (a) The physical address of the property; and

12 (b) The contact information of the party who is authorized to provide
13 information relating to the foreclosure status of the property.

14 3. If the sale of property is a residential foreclosure, a separate notice must be
15 posted in a conspicuous place on the property and mailed, with a certificate of
16 mailing issued by the United States Postal Service or another mail delivery service,
17 to any tenant or subtenant, if any, other than the judgment debtor, in actual
18 occupation of the premises not later than 3 business days after the notice of the sale
19 is given pursuant to subsection 1. The separate notice must be in substantially the
20 following form:

21 NOTICE TO TENANTS OF THE PROPERTY

22 Foreclosure proceedings against this property have started, and a notice of
23 sale of the property to the highest bidder has been issued.

24 You may either: (1) terminate your lease or rental agreement and move out;
25 or (2) remain and possibly be subject to eviction proceedings under chapter
26 40 of the Nevada Revised Statutes. Any subtenants may also be subject to
27 eviction proceedings.

28 Between now and the date of the sale, you may be evicted if you fail to pay
29 rent or live up to your other obligations to the landlord.

30 After the date of the sale, you may be evicted if you fail to pay rent or live
31 up to your other obligations to the successful bidder, in accordance with
32 chapter 118A of the Nevada Revised Statutes.

33 Under the Nevada Revised Statutes, eviction proceedings may begin
34 against you after you have been given a notice to surrender.

35 If the property is sold and you pay rent by the week or another period of
36 time that is shorter than 1 month, you should generally receive notice after
37 not less than the number of days in that period of time.

38 If the property is sold and you pay rent by the month or any other period of
39 time that is 1 month or longer, you should generally receive notice at least
40 60 days in advance.

41 Under Nevada Revised Statutes 40.280, notice must generally be served on
42 you pursuant to chapter 40 of the Nevada Revised Statutes . ~~land may be~~
43 ~~served by:~~

~~(1) Delivering a copy to you personally in the presence of a witness, unless service is accomplished by a sheriff, constable or licensed process server, in which case the presence of a witness is not required;~~

~~(2) If you are absent from your place of residence or usual place of business, leaving a copy with a person of suitable age and discretion at either place and mailing a copy to you at your place of residence or business and to the place where the leased property is situated, if different; or~~

~~(3) If your place of residence or business cannot be ascertained, or a person of suitable age or discretion cannot be found there, posting a copy in a conspicuous place on the leased property and mailing a copy to you at the place where the leased property is situated.]~~

If the property is sold and a landlord, successful bidder or subsequent purchaser files an eviction action against you in court, you will be served with a summons and complaint and have the opportunity to respond. Eviction actions may result in temporary evictions, permanent evictions, the awarding of damages pursuant to Nevada Revised Statutes 40.360 or some combination of those results.

Under the Justice Court Rules of Civil Procedure:

(1) You will be given at least 10 days to answer a summons and complaint;

(2) If you do not file an answer, an order evicting you by default may be obtained against you;

(3) A hearing regarding a temporary eviction may be called as soon as 11 days after you are served with the summons and complaint; and

(4) A hearing regarding a permanent eviction may be called as soon as 20 days after you are served with the summons and complaint.

4. The sheriff shall not conduct a sale of the property on execution or deliver the judgment debtor's property to the judgment creditor if the judgment debtor or any other person entitled to notice has not been properly notified as required in this section and NRS 21.075 and 21.076.

5. As used in this section, "residential foreclosure" means the sale of a single family residence pursuant to NRS 40.430. As used in this subsection, "single family residence" means a structure that is comprised of not more than four units.

Sec. 7. NRS 107.087 is hereby amended to read as follows:

107.087 1. In addition to the requirements of NRS 107.080, if the sale of property is a residential foreclosure, a copy of the notice of default and election to sell and the notice of sale must:

(a) Be posted in a conspicuous place on the property not later than:

(1) For a notice of default and election to sell, 100 days before the date of sale; or

(2) For a notice of sale, 15 days before the date of sale; and

(b) Include, without limitation:

(1) The physical address of the property; and

(2) The contact information of the trustee or the person conducting the foreclosure who is authorized to provide information relating to the foreclosure status of the property.

2. In addition to the requirements of NRS 107.084, the notices must not be defaced or removed until the transfer of title is recorded or the property becomes occupied after completion of the sale, whichever is earlier.

1 If the property is sold and a landlord, successful bidder or subsequent
2 purchaser files an eviction action against you in court, you will be served
3 with a summons and complaint and have the opportunity to respond.
4 Eviction actions may result in temporary evictions, permanent evictions, the
5 awarding of damages pursuant to Nevada Revised Statutes 40.360 or some
6 combination of those results.
7

8 Under the Justice Court Rules of Civil Procedure:

9 (1) You will be given at least 10 days to answer a summons and
10 complaint;

11 (2) If you do not file an answer, an order evicting you by default may
12 be obtained against you;

13 (3) A hearing regarding a temporary eviction may be called as soon as
14 11 days after you are served with the summons and complaint; and

15 (4) A hearing regarding a permanent eviction may be called as soon as
16 20 days after you are served with the summons and complaint.
17

18 4. The posting of a notice required by this section must be completed by a
19 process server licensed pursuant to chapter 648 of NRS or any constable or sheriff
20 of the county in which the property is located.

21 5. As used in this section, "residential foreclosure" has the meaning ascribed
22 to it in NRS 107.0805.

23 **Sec. 7.5.** NRS 645H.520 is hereby amended to read as follows:

24 645H.520 1. Subject to the provisions of NRS 645H.770, the services an
25 asset management company may provide include, without limitation:

26 (a) Securing real property in foreclosure once it has been determined to be
27 abandoned and all notice provisions required by law have been complied with;

28 (b) Providing maintenance for real property in foreclosure, including landscape
29 and pool maintenance;

30 (c) Cleaning the interior or exterior of real property in foreclosure;

31 (d) Providing repair or improvements for real property in foreclosure; and

32 (e) Removing trash and debris from real property in foreclosure and the
33 surrounding property.

34 2. An asset management company may dispose of personal property
35 abandoned on the premises of a residence in foreclosure or left on the premises
36 after the eviction of a homeowner or a tenant of a homeowner without incurring
37 civil or criminal liability in the following manner:

38 (a) The asset management company shall reasonably provide for the safe
39 storage of the property for 30 days after the abandonment or eviction and may
40 charge and collect the reasonable and actual costs of inventory, moving and storage
41 before releasing the property to the homeowner or the tenant of the homeowner or
42 his or her authorized representative rightfully claiming the property within that
43 period. The asset management company is liable to the homeowner or the tenant of
44 the homeowner only for the asset management company's negligent or wrongful
45 acts in storing the property.

46 (b) After the expiration of the 30-day period, the asset management company
47 may dispose of the property and recover his or her reasonable costs from the
48 property or the value thereof if the asset management company has made
49 reasonable efforts to locate the homeowner or the tenant of the homeowner, has
50 notified the homeowner or the tenant of the homeowner in writing of his or her
51 intention to dispose of the property and 14 days have elapsed since the notice was
52 given to the homeowner or the tenant of the homeowner. The notice must be mailed
53 to the homeowner or the tenant of the homeowner at the present address of the

1 homeowner or the tenant of the homeowner and, if that address is unknown, then at
2 the last known address of the homeowner or the tenant of the homeowner.

3 (c) Vehicles must be disposed of in the manner provided in chapter 487 of
4 NRS for abandoned vehicles.

5 3. Any dispute relating to the amount of the costs claimed by the asset
6 management company pursuant to paragraph (a) of subsection 2 may be resolved
7 using the procedure provided in subsection 7 of NRS 40.253 ~~or~~ *or section 1 of this*
8 *act, as applicable.*

9 **Sec. 8.** This act becomes effective on July 1, 2019.