

Amendment No. 780

Assembly Amendment to Senate Bill No. 151 Second Reprint	(BDR 3-516)
Proposed by: Assembly Committee on Judiciary	
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 ~~formatted 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 or have served 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: (1) authorizes the landlord or landlord’s agent to cause the notice to be served upon the tenant; and (2) increases the period [of time] that a tenant has to act after receiving such notice from [5 full days] at or before noon on the fifth full day to [7] before the close of business of the court that has jurisdiction on the seventh judicial [days.] day.

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 but not later than 36 hours after the posting of the order 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

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28 eviction. **Section 2** also provides that the term “dwelling unit” does not include a unit of ~~low-income housing project~~ **conventional public housing**. **Section 1.7** also provides that its
 29 provisions do not apply to ~~low-income housing project~~ **conventional public housing**.
 30 **Sections 1.7 and 2** define ~~low-income housing project~~ **“conventional public housing”**
 31 for such purposes.
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33 Existing law provides that a person who holds over and continues in possession of real
 34 property or a mobile home which has been foreclosed or sold under certain circumstances may
 35 be removed pursuant to certain proceedings after a 3-day notice to surrender has been served.
 36 (NRS 40.255) **Section 3** of this bill additionally provides that an existing lease of residential
 37 property will remain in effect if the property is transferred or sold to a new owner under
 38 certain circumstances. **Section 3** provides for the duties and obligations of the tenant and the
 39 new owner.

40 Existing law requires a tenant to be served with certain notices to surrender. Existing law
 41 authorizes such service: (1) by delivering a copy of the notice to the tenant personally, in the
 42 presence of a witness, or by a sheriff, constable or certain other persons; (2) by leaving the
 43 notice with a person who meets certain qualifications at the place of residence or business of
 44 the tenant; or (3) by posting the notice on the rental property, delivering the notice to the
 45 person living there, if possible, and mailing a copy to the tenant. Existing law requires that
 46 proof of service of such notices must be filed with the court before the court orders removal or
 47 issues a writ of restitution. (NRS 40.280) **Section 4** of this bill provides that a notice to
 48 surrender the premises must be served by a sheriff, a constable, certain persons licensed as a
 49 process server or the agent of an attorney under certain circumstances. **Section 4** of this bill
 50 prescribes certain requirements for proof of service. **Sections 4.5- ~~7.5~~ 7.3** of this bill make
 51 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*

1 *accomplished by the sheriff, constable or a person who is licensed as a process*
2 *server pursuant to chapter 648 of NRS, the presence of a witness is not required.*
3 *If the notice cannot be delivered in person, the landlord or the landlord's agent:*

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

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

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

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

17 *(b) Advise the tenant:*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

52 *(b) Except when the tenant has timely filed an affidavit described in*
53 *paragraph (b) of subsection 3 and a file-stamped copy of the affidavit has been*

1 received by the landlord or the landlord's agent, the landlord or the landlord's
2 agent may, in a peaceable manner, provide for the nonadmittance of the tenant to
3 the premises by locking or otherwise.

4 6. Upon the filing by the tenant of an affidavit pursuant to paragraph (b) of
5 subsection 3, regardless of the information contained in the affidavit ~~for~~ and the
6 filing by the landlord of an affidavit pursuant to paragraph ~~(b)~~ (a) of subsection
7 5, the justice court or the district court shall hold a hearing, after service of
8 notice of the hearing upon the parties, to determine the truthfulness and
9 sufficiency of any affidavit or notice provided for in this section. If the court
10 determines that there is no legal defense as to the alleged unlawful detainer and
11 the tenant is guilty of an unlawful detainer, the court may issue a summary order
12 for removal of the tenant or an order providing for the nonadmittance of the
13 tenant. If the court determines that there is a legal defense as to the alleged
14 unlawful detainer, the court shall refuse to grant either party any relief and,
15 except as otherwise provided in this subsection, shall require that any further
16 proceedings be conducted pursuant to NRS 40.290 to 40.420, inclusive. The
17 issuance of a summary order for removal of the tenant does not preclude an
18 action by the tenant for any damages or other relief to which the tenant may be
19 entitled. If the alleged unlawful detainer was based upon subsection 5 of NRS
20 40.2514, the refusal by the court to grant relief does not preclude the landlord
21 thereafter from pursuing an action for unlawful detainer in accordance with
22 NRS 40.251.

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

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

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

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

38 (a) Determine the costs due, if any, claimed by the landlord pursuant to
39 118C.230 and any accumulating daily costs; and

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

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

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

48 40.215 As used in NRS 40.215 to 40.425, inclusive, and section 1 of this act,
49 unless the context requires otherwise:

50 1. "Dwelling" or "dwelling unit" means a structure or part thereof that is
51 occupied, or designed or intended for occupancy, as a residence or sleeping place
52 by one person who maintains a household or by two or more persons who maintain
53 a common household.

1 2. “Landlord’s agent” means a person who is hired or authorized by the
2 landlord or owner of real property to manage the property or dwelling unit, to enter
3 into a rental agreement on behalf of the landlord or owner of the property or who
4 serves as a person within this State who is authorized to act for and on behalf of the
5 landlord or owner for the purposes of service of process or receiving notices and
6 demands. A landlord’s agent may also include a successor landlord or a property
7 manager as defined in NRS 645.0195.

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

13 4. “Mobile home lot” means a portion of land within a mobile home park
14 which is rented or held out for rent to accommodate a mobile home.

15 5. “Mobile home park” or “park” means an area or tract of land where two or
16 more mobile homes or mobile home lots are rented or held out for rent. “Mobile
17 home park” or “park” does not include those areas or tracts of land, whether within
18 or outside of a park, where the lots are held out for rent on a nightly basis.

19 6. “Premises” includes a mobile home.

20 7. “Recreational vehicle” means a vehicular structure primarily designed as
21 temporary living quarters for travel, recreational or camping use, which may be
22 self-propelled or mounted upon or drawn by a motor vehicle.

23 8. “Recreational vehicle lot” means a portion of land within a recreational
24 vehicle park, or a portion of land so designated within a mobile home park, which
25 is rented or held out for rent to accommodate a recreational vehicle overnight or for
26 less than 3 months.

27 9. “Recreational vehicle park” means an area or tract of land where lots are
28 rented or held out for rent to accommodate a recreational vehicle overnight or for
29 less than 3 months.

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

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

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

41 (a) ~~[At On or before noon of 5 p.m.]~~ Before the close of business on the ~~[fifth~~
42 ~~full]~~ seventh judicial day following the day of service; or

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

47 ➤ As used in this subsection, “day of service” means the day the landlord or the
48 landlord’s agent personally delivers the notice to the tenant. If personal service was
49 not so delivered, the “day of service” means the day the notice is delivered, after
50 posting and mailing pursuant to subsection 2, to the sheriff or constable for service
51 if the request for service is made before noon. If the request for service by the
52 sheriff or constable is made after noon, the “day of service” shall be deemed to be

1 the day next following the day that the request is made for service by the sheriff or
2 constable.

3 2. A landlord or the landlord's agent who serves a notice to a tenant pursuant
4 to paragraph (b) of subsection 1 shall attempt to deliver the notice in person in the
5 manner set forth in ~~paragraph (a) of~~ subsection ~~1~~ 2 of ~~NRS 40.280.~~ *section 1*
6 *of this act.* If the notice cannot be delivered in person, the landlord or the landlord's
7 agent:

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

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

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

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

21 (b) Advise the tenant:

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

26 (2) That if the court determines that the tenant is guilty of an unlawful
27 detainer, the court may issue a summary order for removal of the tenant or an order
28 providing for the nonadmittance of the tenant, directing the sheriff or constable of
29 the county to *post the order in a conspicuous place on the premises not later than*
30 *24 hours after the order is received by the sheriff or constable. The sheriff or*
31 *constable shall remove the tenant ~~within 24~~ not earlier than 24 hours but not*
32 *later than 36 hours after ~~receipt~~ the posting of the order; and*

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

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

42 5. Upon noncompliance with the notice:

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

1 (1) The date the tenancy commenced.

2 (2) The amount of periodic rent reserved.

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

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

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

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

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

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

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

13 (b) Except when the tenant has timely filed the affidavit described in
14 subsection 3 and a file-stamped copy of it has been received by the landlord or the
15 landlord's agent, and except when the landlord is prohibited pursuant to NRS
16 118A.480, the landlord or the landlord's agent may, in a peaceable manner, provide
17 for the nonadmittance of the tenant to the premises by locking or otherwise.

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

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

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

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

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

50 (a) Determine the costs, if any, claimed by the landlord pursuant to NRS
51 118A.460 ~~for 118C.230~~ and any accumulating daily costs; and

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

9. A landlord shall not refuse to accept rent from a tenant that is submitted after the landlord or the landlord’s agent has served or had served a notice pursuant to subsection 1 if the refusal is based on the fact that the tenant has not paid collection fees, attorney’s fees or other costs other than rent, a reasonable charge for late payments of rent or dishonored checks, or a security. As used in this subsection, “security” has the meaning ascribed to it in NRS 118A.240.

10. This section does not apply to the tenant of [a] :

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

(b) ~~A low income housing project.~~ Conventional public housing.

11. ~~As used in this section, “low income housing project” has the meaning ascribed to it in 42 U.S.C. § 1437a(b)(1).~~ :

(a) “Close of business” means the close of business of the court that has jurisdiction over the matter.

(b) “Conventional public housing”:

(1) Means any public housing program established pursuant to the United States Housing Act of 1937, 42 U.S.C. §§ 1437 et seq., in which the program subsidy is tied to the dwelling unit, and the housing is operated by a housing authority. For the purpose of this subparagraph, “housing authority” has the meaning ascribed to it in NRS 315.021.

(2) The term does not include housing rented through the use of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f.

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

40.254 1. Except as otherwise provided by specific statute, in addition to the remedy provided in NRS 40.290 to 40.420, inclusive, when the 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 an unlawful detainer pursuant to NRS 40.250, 40.251, 40.2514 or 40.2516, the landlord or the landlord’s agent may utilize the summary procedures for eviction as provided in NRS 40.253 except that written notice to surrender the premises must:

- (a) Be given to the tenant in accordance with the provisions of NRS 40.280;
- (b) Advise the tenant of the court that has jurisdiction over the matter; and
- (c) Advise the tenant of the tenant’s right to:

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

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

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

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

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

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

4 (d) The date when the written notice was given, a copy of the notice and a
5 statement that notice was served in accordance with NRS 40.280 and, if applicable,
6 a copy of the notice of change of ownership served on the tenant pursuant to NRS
7 40.255 if the property has been purchased as a residential foreclosure.

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

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

14 **4. For the purpose of this section, the term "dwelling unit" does not include**
15 **a unit of ~~fa low-income housing project~~ conventional public housing. As used in**
16 **this subsection, ~~["low-income housing project" has the meaning ascribed to it in~~**
17 **~~42 U.S.C. § 1437a(b)(1)~~ "conventional public housing" has the meaning**
18 **ascribed to it in NRS 40.253.**

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

20 40.2545 1. In any action for summary eviction pursuant to NRS 40.253 or
21 40.254 ~~or section 1 of this act~~, the eviction case court file is sealed automatically
22 and not open to inspection:

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

25 (b) Thirty-one days after the tenant has filed an affidavit described in
26 subsection 3 of NRS 40.253 ~~or subsection 3 of section 1 of this act~~, if the
27 landlord has failed to file an affidavit of complaint pursuant to subsection 5 of NRS
28 40.253 ~~or subsection 5 of section 1 of this act~~ within 30 days after the tenant filed
29 the affidavit.

30 2. In addition to the provisions for the automatic sealing of an eviction case
31 court file pursuant to subsection 1, the court may order the sealing of an eviction
32 case court file:

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

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

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

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

42 (I) Circumstances beyond the control of the tenant that led to the
43 eviction;

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

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

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

51 4. As used in this section, "eviction case court file" means all records relating
52 to an action for summary eviction which are maintained by the court, including,
53 without limitation, the affidavit of complaint and any other pleadings, proof of

1 service, findings of the court, any order made on motion as provided in Nevada
2 Rules of Civil Procedure, Justice Court Rules of Civil Procedure and local rules of
3 practice and all other papers, records, proceedings and evidence, including exhibits
4 and transcript of the testimony.

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

6 40.255 1. Except as otherwise provided in subsections 2 , 4 and ~~7~~ 9, in
7 any of the following cases, a person who holds over and continues in possession of
8 real property or a mobile home after a 3-day written notice to surrender has been
9 served upon the person may be removed as prescribed in NRS 40.290 to 40.420,
10 inclusive:

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

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

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

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

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

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

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

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

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

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

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

50 (c) *Notifying the tenant or subtenant that failure to pay rent to the new*
51 *owner or comply with any other term of the agreement or applicable law*
52 *constitutes a breach of the lease or rental agreement and may result in eviction*

1 *proceedings, including, without limitation, proceedings conducted pursuant to*
2 *NRS 40.253 and 40.254.*

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

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

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

15 ~~3.5.~~ 5. During the notice period described in subsection ~~2.4.~~ 4:

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

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

24 ~~4.6.~~ 6. The notice described in subsection ~~2.4.~~ 4 must contain a statement:

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

27 (b) Notifying the tenant or subtenant that the lease or rental agreement the
28 tenant or subtenant entered into with the previous owner or landlord of the property
29 continues in effect through the notice period described in subsection ~~2.4.~~ 4; and

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

35 ~~5.7.~~ 7. If the property has been sold as a residential foreclosure in any of the
36 cases described in paragraph (b) or (c) of subsection 1, no person may enter a
37 record of eviction for a tenant or subtenant who vacates a property during the notice
38 period described in subsection ~~2.4.~~ 4.

39 ~~6.8.~~ 8. If the property has been sold as a residential foreclosure in any of the
40 cases described in paragraphs (b) or (c) of subsection 1, nothing in this section shall
41 be deemed to prohibit:

42 (a) The tenant from vacating the property at any time before the expiration of
43 the notice period described in subsection ~~2.4.~~ 4 without any obligation to the new
44 owner of a property purchased pursuant to a foreclosure sale or trustee's sale; or

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

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

49 (2) Offering a payment to the tenant or subtenant in exchange for vacating
50 the premises on a date earlier than the expiration of the notice period described in
51 subsection ~~2.4.~~ 4.

52 ~~7.9.~~ 9. This section does not apply to the tenant of a mobile home lot in a
53 mobile home park.

1 ~~[8.]~~ 10. As used in this section, “residential foreclosure” means the sale of a
2 single family residence pursuant to NRS 40.430 or under a power of sale granted by
3 NRS 107.080. As used in this subsection, “single family residence” means a
4 structure that is comprised of not more than four units.

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

6 40.280 1. Except as otherwise provided in NRS 40.253 ~~[]~~ **and section 1 of**
7 **this act**, the notices required by NRS 40.251 to 40.260, inclusive, must be served ~~[]~~:

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

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

13 (b) If the tenant is absent from the tenant’s place of residence or from the
14 tenant’s usual place of business, by leaving a copy with a person of suitable age and
15 discretion at either place and mailing a copy to the tenant at the tenant’s place of
16 residence or place of business.

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

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

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

29 (b) If the unlawful or unauthorized occupant is absent from the real property,
30 by leaving a copy with a person of suitable age and discretion at the property and
31 mailing a copy to the unlawful or unauthorized occupant at the place where the
32 property is situated. If the occupant is unknown, the notice must be addressed to
33 “Current Occupant.”

34 (c) If a person of suitable age or discretion cannot be found at the real property,
35 by posting a copy in a conspicuous place on the property and mailing a copy to the
36 unlawful or unauthorized occupant at the place where the property is situated. If the
37 occupant is unknown, the notice must be addressed to “Current Occupant.”

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

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

42 (a) An order for removal of a tenant is issued pursuant to NRS 40.253 or
43 40.254;

44 (b) An order for removal of an unlawful or unauthorized occupant is issued
45 pursuant to NRS 40.414; ~~[or]~~

46 (c) A writ of restitution is issued pursuant to NRS 40.290 to 40.420, inclusive
47 ~~[]~~; **or**

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

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

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

1 (1) If the notice was served pursuant to ~~paragraph (a) of~~ subsection 1 ~~or~~
2 *, a written statement, endorsed by the person who served the notice, stating the*
3 *date and manner of service. The statement must also include the number of the*
4 *badge or license of the person who served the notice. If the notice was served by*
5 *the agent of an attorney licensed in this State, the statement must be accompanied*
6 *by a declaration, signed by the attorney and bearing the license number of the*
7 *attorney, stating that the attorney:*

8 (I) *Was retained by the landlord in an action pursuant to NRS 40.230*
9 *to 40.420, inclusive;*

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

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

13 (2) *If the notice was served pursuant to* paragraph (a) of subsection 2, an
14 affidavit or declaration signed by the tenant or the unlawful or unauthorized
15 occupant, as applicable, and a witness, signed under penalty of perjury by the
16 server, acknowledging that the tenant or occupant received the notice on a specified
17 date.

18 ~~(2) (3) If the notice was served pursuant to paragraph (b) or (c) of~~
19 ~~subsection 1 or~~ paragraph (b) or (c) of subsection 2, an affidavit or declaration
20 signed under penalty of perjury by the person who served the notice, stating the
21 date and manner of service and accompanied by a confirmation of delivery or
22 certificate of mailing issued by the United States Postal Service or confirmation of
23 actual delivery by a private postal service.

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

29 ~~(c)~~ For a short-term tenancy, if service of the notice was not delivered in
30 person:

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

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

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

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

37 (III) Fees paid for the service.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

22 40.385 Upon an appeal from an order entered pursuant to NRS 40.253 ~~or~~ ***or***
23 ***section 1 of this act:***

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

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

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

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

42 21.130 1. Before the sale of property on execution, notice of the sale, in
43 addition to the notice required pursuant to NRS 21.075 and 21.076, must be given
44 as follows:

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

49 (b) In case of other personal property, by posting a similar notice in three
50 public places of the township or city where the sale is to take place, not less than 5
51 or more than 10 days before the sale, and, in case of sale on execution issuing out
52 of a district court, by the publication of a copy of the notice in a newspaper, if there

1 is one in the county, at least twice, the first publication being not less than 10 days
2 before the date of the sale.

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

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

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

11 (3) Publishing a copy of the notice three times, once each week, for 3
12 successive weeks, in a newspaper, if there is one in the county. The cost of
13 publication must not exceed the rate for legal advertising as provided in NRS
14 238.070. If the newspaper authorized by this section to publish the notice of sale
15 neglects or refuses from any cause to make the publication, then the posting of
16 notices as provided in this section shall be deemed sufficient notice. Notice of
17 the sale of property on execution upon a judgment for any sum less than \$500,
18 exclusive of costs, must be given only by posting in three public places in the
19 county, one of which must be the courthouse;

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

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

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

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

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

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

38
39 **NOTICE TO TENANTS OF THE PROPERTY**

40
41 Foreclosure proceedings against this property have started, and a notice of
42 sale of the property to the highest bidder has been issued.

43
44 You may either: (1) terminate your lease or rental agreement and move out;
45 or (2) remain and possibly be subject to eviction proceedings under chapter
46 40 of the Nevada Revised Statutes. Any subtenants may also be subject to
47 eviction proceedings.

48
49 Between now and the date of the sale, you may be evicted if you fail to pay
50 rent or live up to your other obligations to the landlord.

1 After the date of the sale, you may be evicted if you fail to pay rent or live
2 up to your other obligations to the successful bidder, in accordance with
3 chapter 118A of the Nevada Revised Statutes.
4

5 Under the Nevada Revised Statutes, eviction proceedings may begin
6 against you after you have been given a notice to surrender.
7

8 If the property is sold and you pay rent by the week or another period of
9 time that is shorter than 1 month, you should generally receive notice after
10 not less than the number of days in that period of time.
11

12 If the property is sold and you pay rent by the month or any other period of
13 time that is 1 month or longer, you should generally receive notice at least
14 60 days in advance.
15

16 Under Nevada Revised Statutes 40.280, notice must generally be served on
17 you pursuant to chapter 40 of the Nevada Revised Statutes . ~~and may be~~
18 ~~served by:~~

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

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

27 ~~—(3) If your place of residence or business cannot be ascertained, or a~~
28 ~~person of suitable age or discretion cannot be found there, posting a copy in~~
29 ~~a conspicuous place on the leased property and mailing a copy to you at the~~
30 ~~place where the leased property is situated.]~~
31

32 If the property is sold and a landlord, successful bidder or subsequent
33 purchaser files an eviction action against you in court, you will be served
34 with a summons and complaint and have the opportunity to respond.
35 Eviction actions may result in temporary evictions, permanent evictions, the
36 awarding of damages pursuant to Nevada Revised Statutes 40.360 or some
37 combination of those results.
38

39 Under the Justice Court Rules of Civil Procedure:

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

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

44 (3) A hearing regarding a temporary eviction may be called as soon as
45 11 days after you are served with the summons and complaint; and

46 (4) A hearing regarding a permanent eviction may be called as soon as
47 20 days after you are served with the summons and complaint.

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

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

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

5 107.087 1. In addition to the requirements of NRS 107.080, if the sale of
6 property is a residential foreclosure, a copy of the notice of default and election to
7 sell and the notice of sale must:

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

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

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

12 (b) Include, without limitation:

13 (1) The physical address of the property; and

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

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

20 3. A separate notice must be posted in a conspicuous place on the property
21 and mailed, with a certificate of mailing issued by the United States Postal Service
22 or another mail delivery service, to any tenant or subtenant, if any, other than the
23 grantor or the grantor’s successor in interest, in actual occupation of the premises
24 not later than 15 days before the date of sale. The separate notice must be in
25 substantially the following form:

26
27 **NOTICE TO TENANTS OF THE PROPERTY**

28
29 Foreclosure proceedings against this property have started, and a notice of
30 sale of the property to the highest bidder has been issued.

31
32 You may either: (1) terminate your lease or rental agreement and move out;
33 or (2) remain and possibly be subject to eviction proceedings under chapter
34 40 of the Nevada Revised Statutes. Any subtenants may also be subject to
35 eviction proceedings.

36
37 Between now and the date of the sale, you may be evicted if you fail to pay
38 rent or live up to your other obligations to the landlord.

39
40 After the date of the sale, you may be evicted if you fail to pay rent or live
41 up to your other obligations to the successful bidder, in accordance with
42 chapter 118A of the Nevada Revised Statutes.

43
44 Under the Nevada Revised Statutes eviction proceedings may begin against
45 you after you have been given a notice to surrender.

46
47 If the property is sold and you pay rent by the week or another period of
48 time that is shorter than 1 month, you should generally receive notice after
49 not less than the number of days in that period of time.

50
51 If the property is sold and you pay rent by the month or any other period of
52 time that is 1 month or longer, you should generally receive notice at least
53 60 days in advance.

Under Nevada Revised Statutes 40.280, notice must generally be served on you pursuant to chapter 40 of the Nevada Revised Statutes . ~~and may be 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 posting of a notice required by this section must be completed by a process server licensed pursuant to chapter 648 of NRS or any constable or sheriff of the county in which the property is located.

5. As used in this section, “residential foreclosure” has the meaning ascribed to it in NRS 107.0805.

Sec. 7.1. NRS 118.205 is hereby amended to read as follows:

118.205 A notice provided by a landlord to a tenant pursuant to NRS 118.195:

1. Must advise the tenant of the provisions of that section and specify:

(a) The address or other location of the property;

(b) The date upon which the property will be deemed abandoned and the rental agreement terminated; and

(c) An address for payment of the rent due and delivery of notice to the landlord.

2. Must be served pursuant to subsection 1 of NRS 40.280.

3. May be included in the notice required by subsection 1 of NRS 40.253 ~~and~~ **or subsection 1 of section 1 of this act, as applicable.**

Sec. 7.3. NRS 118C.230 is hereby amended to read as follows:

118C.230 1. Except as otherwise provided in subsection 3, a landlord who leases or subleases any commercial premises under a rental agreement that has been

1 terminated for any reason may, in accordance with the following provisions,
2 dispose of any abandoned personal property, regardless of its character, left on the
3 commercial premises without incurring any civil or criminal liability:

4 (a) The landlord may dispose of the abandoned personal property and recover
5 his or her reasonable costs out of the abandoned personal property or the value
6 thereof if the landlord has notified the tenant in writing of the landlord's intention
7 to dispose of the abandoned personal property and 14 days have elapsed since the
8 notice was mailed to the tenant. The notice must be mailed, by certified mail, return
9 receipt requested, to the tenant at the tenant's present address, and if that address is
10 unknown, then at the tenant's last known address.

11 (b) The landlord may charge and collect the reasonable and actual costs of
12 inventory, moving and safe storage, if necessary, before releasing the abandoned
13 personal property to the tenant or his or her authorized representative rightfully
14 claiming the abandoned personal property within the appropriate period set forth in
15 paragraph (a).

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

18 2. A tenant of commercial premises is presumed to have abandoned the
19 premises if:

20 (a) Goods, equipment or other property, in an amount substantial enough to
21 indicate a probable intent to abandon the commercial premises, is being or has been
22 removed from the commercial premises; and

23 (b) The removal is not within the normal course of business of the tenant.

24 3. If a written agreement between a landlord and a person who has an
25 ownership interest in any abandoned personal property of the tenant contains
26 provisions which relate to the removal and disposal of abandoned personal
27 property, the provisions of the agreement determine the rights and obligations of
28 the landlord and the person with respect to the removal and disposal of the
29 abandoned personal property.

30 4. Any dispute relating to the amount of the costs claimed by the landlord
31 pursuant to paragraph (b) of subsection 1 may be resolved using the procedure
32 provided in subsection 7 of ~~NRS 40.253,~~ **section 1 of this act.**

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

34 ~~645H.520 1. Subject to the provisions of NRS 645H.770, the services an~~
35 ~~asset management company may provide include, without limitation:~~

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

38 ~~(b) Providing maintenance for real property in foreclosure, including landscape~~
39 ~~and pool maintenance;~~

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

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

42 ~~(e) Removing trash and debris from real property in foreclosure and the~~
43 ~~surrounding property.~~

44 ~~2. An asset management company may dispose of personal property~~
45 ~~abandoned on the premises of a residence in foreclosure or left on the premises~~
46 ~~after the eviction of a homeowner or a tenant of a homeowner without incurring~~
47 ~~civil or criminal liability in the following manner:~~

48 ~~(a) The asset management company shall reasonably provide for the safe~~
49 ~~storage of the property for 30 days after the abandonment or eviction and may~~
50 ~~charge and collect the reasonable and actual costs of inventory, moving and storage~~
51 ~~before releasing the property to the homeowner or the tenant of the homeowner or~~
52 ~~his or her authorized representative rightfully claiming the property within that~~
53 ~~period. The asset management company is liable to the homeowner or the tenant of~~

1 ~~the homeowner only for the asset management company's negligent or wrongful~~
2 ~~acts in storing the property.~~

3 ~~— (b) After the expiration of the 30-day period, the asset management company~~
4 ~~may dispose of the property and recover his or her reasonable costs from the~~
5 ~~property or the value thereof if the asset management company has made~~
6 ~~reasonable efforts to locate the homeowner or the tenant of the homeowner, has~~
7 ~~notified the homeowner or the tenant of the homeowner in writing of his or her~~
8 ~~intention to dispose of the property and 14 days have elapsed since the notice was~~
9 ~~given to the homeowner or the tenant of the homeowner. The notice must be mailed~~
10 ~~to the homeowner or the tenant of the homeowner at the present address of the~~
11 ~~homeowner or the tenant of the homeowner and, if that address is unknown, then at~~
12 ~~the last known address of the homeowner or the tenant of the homeowner.~~

13 ~~— (c) Vehicles must be disposed of in the manner provided in chapter 487 of~~
14 ~~NRS for abandoned vehicles.~~

15 ~~— 3. Any dispute relating to the amount of the costs claimed by the asset~~
16 ~~management company pursuant to paragraph (a) of subsection 2 may be resolved~~
17 ~~using the procedure provided in subsection 7 of NRS 40.253 [.] or section 1 of this~~
18 ~~act, as applicable.] (Deleted by amendment.)~~

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