

ASSEMBLY BILL NO. 333—ASSEMBLYWOMAN DURAN

MARCH 17, 2023

Referred to Committee on Government Affairs

SUMMARY—Revises provisions governing housing authorities. (BDR 25-184)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact. Effect on the State: Yes.

CONTAINS UNFUNDED MANDATE (§ 1) (NOT REQUESTED BY AFFECTED LOCAL GOVERNMENT)

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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 housing; requiring, under certain circumstances, a housing authority to perform an inspection of and have certain repairs made to the dwelling units of certain residents; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law creates local housing authorities and the Nevada Rural Housing
2 Authority to operate housing projects for persons of low income in this State. (NRS
3 315.320, 315.440, 315.977, 315.988) Existing law also authorizes two or more
4 housing authorities in a county whose population is 700,000 or more (currently
5 only Clark County) to form a regional housing authority for such purposes. (NRS
6 315.7805) **Section 1** of this bill requires each housing authority in this State to
7 contact a person who is 60 years of age or older and has lived in any public housing
8 or housing project that is operated or managed by the housing authority to offer to
9 perform an inspection of the dwelling unit at least every 5 years. If the resident
10 wants the inspection performed, **section 1** requires the housing authority to conduct
11 such inspection on a day and time that is convenient for the tenant. **Section 1**
12 further requires: (1) such an inspection be conducted to determine whether the
13 dwelling unit of the person is in a decent, safe and sanitary condition, including,
14 without limitation, that the fixtures, appliances and plumbing are in good working
15 order; and (2) the housing authority to ensure that all necessary repairs are made as
16 soon as practicable after the inspection to ensure that the dwelling unit is in a
17 decent, safe and sanitary condition.



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

1       **Section 1.** Chapter 315 of NRS is hereby amended by adding  
2 thereto a new section to read as follows:

3       1. *Each housing authority in this State shall contact a person*  
4 *who is 60 years of age or older and has lived in any public housing*  
5 *or housing project that is operated or managed by the housing*  
6 *authority to offer to perform an inspection of the dwelling unit of*  
7 *the person at least every 5 years. If the resident wants the*  
8 *inspection of the dwelling unit performed, the housing authority*  
9 *shall conduct such inspection on a day and time that is convenient*  
10 *for the tenant.*

11       2. *An inspection conducted pursuant to subsection 1 must*  
12 *determine whether the dwelling unit of the person is in a decent,*  
13 *safe and sanitary condition, including, without limitation, that the*  
14 *fixtures, appliances and plumbing are in good working order.*

15       3. *The housing authority shall ensure that all necessary*  
16 *repairs are made as soon as practicable after the inspection so that*  
17 *the dwelling unit is in a decent, safe and sanitary condition.*

18       4. *As used in this section:*

19       (a) *“Housing authority” has the meaning ascribed to it in NRS*  
20 *315.021. The term includes, without limitation, a regional housing*  
21 *authority and the Nevada Rural Housing Authority.*

22       (b) *“Housing project” has the meaning ascribed to it in*  
23 *NRS 315.969.*

24       **Sec. 2.** The provisions of NRS 354.599 do not apply to any  
25 additional expenses of a local government that are related to the  
26 provisions of this act.

