

SENATE BILL NO. 114—SENATOR PAZINA

PREFILED JANUARY 24, 2025

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing certain landlords.
(BDR 10-125)

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; requiring a landlord of a premises comprised of more than 200 dwelling units to establish a policy requiring certain applicants for employment to undergo a criminal background check as a condition of employment; requiring such a landlord to take certain actions relating to dwelling unit keys; requiring such a landlord to provide certain proof upon the request of certain persons or governmental entities; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law requires certain persons who work for a landlord of dwelling units
2 intended and operated exclusively for certain older persons to undergo a criminal
3 background check as a condition of employment with the landlord. (NRS
4 118A.335) **Section 1** of this bill requires a landlord of a premises comprised of
5 more than 200 dwelling units to establish: (1) a policy requiring certain applicants
6 for employment to undergo a criminal background check as a condition of
7 employment; and (2) certain written policies and procedures relating to dwelling
8 unit keys. **Section 1** also requires any such landlord to: (1) maintain a log that
9 accounts for the issuance and return of each dwelling unit key; and (2) upon the
10 request of certain persons or governmental entities, provide proof of compliance
11 with the requirements prescribed by **section 1**.



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

1 **Section 1.** Chapter 118A of NRS is hereby amended by
2 adding thereto a new section to read as follows:

3 *1. A landlord of a premises comprised of more than 200*
4 *dwelling units attached to a single parcel of property shall*
5 *establish:*

6 *(a) A policy requiring an applicant for employment with the*
7 *landlord to undergo a criminal background check as a condition*
8 *of employment if the position for which the applicant is applying*
9 *entails access to any dwelling unit key; and*

10 *(b) Written policies and procedures regarding the:*

11 *(1) Storage, issuance, return and security of dwelling unit*
12 *keys; and*

13 *(2) If applicable, the usage and deactivation of dwelling*
14 *unit keys.*

15 *2. A landlord shall maintain a log that accounts for the*
16 *issuance and return of each dwelling unit key.*

17 *3. Upon request of the Real Estate Division of the*
18 *Department of Business and Industry or a law enforcement*
19 *agency, a landlord shall provide proof of compliance with the*
20 *provisions of this section.*

21 *4. As used in this section:*

22 *(a) "Dwelling unit key" means any physical or electronic*
23 *mechanism used to gain access to a dwelling unit, including,*
24 *without limitation, a combination or access code.*

25 *(b) "Financial institution" means any bank, savings and loan*
26 *association, savings bank, thrift company, credit union or*
27 *financial institution that is licensed, registered or otherwise*
28 *authorized to do business in this State.*

29 *(c) "Landlord" means a landlord of a premises comprised of*
30 *more than 200 dwelling units attached to a single parcel of*
31 *property. The term does not include a financial institution, real*
32 *estate broker, real estate broker-salesperson or real estate*
33 *salesperson.*

34 *(d) "Real estate broker" has the meaning ascribed to it in*
35 *NRS 645.030.*

36 *(e) "Real estate broker-salesperson" has the meaning ascribed*
37 *to it in NRS 645.035.*

38 *(f) "Real estate salesperson" has the meaning ascribed to it in*
39 *NRS 645.040.*

