

SENATE BILL NO. 121—SENATOR NEAL

PREFILED JANUARY 28, 2025

Referred to Committee on Judiciary

SUMMARY—Revises provisions governing common-interest communities. (BDR 10-80)

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 common-interest communities; prohibiting a unit-owners’ association for a common-interest community from requiring landscaping under certain circumstances; revising provisions governing the collection of past due obligations by a unit-owners’ association; revising provisions governing damages to real property in a unit-owners’ association; prohibiting a unit-owners’ association from restricting the parking of certain vehicles; requiring certain notice of termination or assignment of an agreement for the management of a common-interest community under certain circumstances; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law requires a unit-owners’ association for a common-interest
2 community to adopt bylaws and authorizes an association to amend the bylaws and
3 adopt rules and regulations concerning the community. (NRS 116.3102) **Section 1**
4 of this bill prohibits the executive board and governing documents of an association
5 from requiring a unit’s owner to install landscaping in the back yard of his or her
6 unit sooner than 36 months after the close of escrow for the initial purchase of the
7 unit. **Section 1** further authorizes the executive board and governing documents of
8 an association to require a unit’s owner to install a thin layer of rock in the back
9 yard of his or her unit not sooner than 18 months after the close of escrow for the
10 initial purchase of the unit.

11 Existing law authorizes a unit-owners’ association to charge reasonable fees for
12 costs associated with collecting any past due obligation. (NRS 116.310313) **Section**
13 **2** of this bill prohibits an association from: (1) charging any late fee sooner than 30
14 days after an obligation becomes past due; and (2) reporting any past due obligation
15 to a reporting agency that assembles or evaluates information concerning credit.



16 Existing law authorizes a unit-owners' association to assess a unit's owner for
17 certain damages or common expenses. (NRS 116.3115) **Section 3** of this bill
18 prohibits an association from assessing a unit's owner for an oil stain that is not
19 located on the driveway of the unit's owner.

20 Existing law authorizes the governing documents of a unit-owners' association
21 to set forth rules that reasonably restrict parking in the common-interest community
22 and authorizes an association to impose fines for a violation of the governing
23 documents. Existing law also prohibits an association from restricting the parking
24 of certain utility service vehicles, law enforcement vehicles and emergency services
25 vehicles under certain circumstances. (NRS 116.31031, 116.350) **Section 4** of this
26 bill prohibits an association from restricting the parking of certain vehicles
27 displaying a commercial advertisement, other than vehicles displaying a
28 commercial advertisement containing a sexual portrayal or depicting an image
29 relating to the sale of a controlled substance. An association may require such
30 images to be obscured by a magnet.

31 Existing law imposes certain requirements relating to agreements for the
32 management of a common-interest community and requires the Commission for
33 Common-Interest Communities and Condominium Hotels to adopt regulations
34 regarding the transfer of all books, records and other papers of a client upon the
35 termination or assignment of such an agreement. (NRS 116A.620) **Section 5** of this
36 bill requires, with certain exceptions, the association to provide notice of the
37 termination of an agreement to be posted within the common elements of an
38 association and provided by electronic mail to all units' owners who have provided
39 the association with an electronic mail address.

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

1 **Section 1.** Chapter 116 of NRS is hereby amended by adding
2 thereto a new section to read as follows:

3 *1. Except as otherwise provided in subsection 2, the executive*
4 *board of an association and the governing documents of that*
5 *association may not require a unit's owner to install landscaping*
6 *in the back yard of his or her unit sooner than 36 months after the*
7 *close of escrow for the initial purchase of the unit.*

8 *2. The executive board of an association and the governing*
9 *documents of that association may require a unit's owner to install*
10 *a thin layer of rock in the back yard of his or her unit not sooner*
11 *than 18 months after the close of escrow for the initial purchase of*
12 *the unit.*

13 **Sec. 2.** NRS 116.310313 is hereby amended to read as
14 follows:

15 116.310313 1. ~~[Am]~~ *Except as otherwise provided in*
16 *subsection 2, an* association may charge a unit's owner reasonable
17 fees to cover the costs of collecting any past due obligation. The
18 Commission shall adopt regulations establishing the amount of the
19 fees that an association may charge pursuant to this section.

20 2. *An association may not:*



1 (a) Charge a unit's owner a late fee sooner than 30 days after
2 any obligation becomes past due.

3 (b) Report any past due obligation to a reporting agency that
4 assembles or evaluates information concerning credit.

5 3. The provisions of this section apply to any costs of
6 collecting a past due obligation charged to a unit's owner, regardless
7 of whether the past due obligation is collected by the association
8 itself or by any person acting on behalf of the association, including,
9 without limitation, an officer or employee of the association, a
10 community manager or a collection agency.

11 ~~3.1~~ 4. As used in this section:

12 (a) "Costs of collecting" includes any fee, charge or cost, by
13 whatever name, including, without limitation, any collection fee,
14 filing fee, recording fee, fee related to the preparation, recording or
15 delivery of a lien or lien rescission, title search lien fee, bankruptcy
16 search fee, referral fee, fee for postage or delivery and any other fee
17 or cost that an association charges a unit's owner for the
18 investigation, enforcement or collection of a past due obligation.
19 The term does not include any costs incurred by an association if a
20 lawsuit is filed to enforce any past due obligation or any costs
21 awarded by a court.

22 (b) "Obligation" means any assessment, fine, construction
23 penalty, fee, charge or interest levied or imposed against a unit's
24 owner pursuant to any provision of this chapter or the governing
25 documents.

26 **Sec. 3.** NRS 116.3115 is hereby amended to read as follows:

27 116.3115 1. Until the association makes an assessment for
28 common expenses, the declarant shall pay all common expenses.
29 After an assessment has been made by the association, assessments
30 must be made at least annually, based on a budget adopted at least
31 annually by the association in accordance with the requirements set
32 forth in NRS 116.31151. Unless the declaration imposes more
33 stringent standards, the budget must include a budget for the daily
34 operation of the association and a budget for the reserves required
35 by paragraph (b) of subsection 2.

36 2. Except for assessments under subsections 4 to 7, inclusive,
37 or as otherwise provided in this chapter:

38 (a) All common expenses, including the reserves, must be
39 assessed against all the units in accordance with the allocations set
40 forth in the declaration pursuant to subsections 1 and 2 of
41 NRS 116.2107.

42 (b) The association shall establish adequate reserves, funded on
43 a reasonable basis, for the repair, replacement and restoration of the
44 major components of the common elements and any other portion of
45 the common-interest community that the association is obligated to



1 maintain, repair, replace or restore. The reserves may be used only
2 for those purposes, including, without limitation, repairing,
3 replacing and restoring roofs, roads and sidewalks, and must not be
4 used for daily maintenance. The association may comply with the
5 provisions of this paragraph through a funding plan that is designed
6 to allocate the costs for the repair, replacement and restoration of the
7 major components of the common elements and any other portion of
8 the common-interest community that the association is obligated to
9 maintain, repair, replace or restore over a period of years if the
10 funding plan is designed in an actuarially sound manner which will
11 ensure that sufficient money is available when the repair,
12 replacement and restoration of the major components of the
13 common elements or any other portion of the common-interest
14 community that the association is obligated to maintain, repair,
15 replace or restore are necessary. Notwithstanding any provision of
16 the governing documents to the contrary, to establish adequate
17 reserves pursuant to this paragraph, including, without limitation,
18 to establish or carry out a funding plan, the executive board may,
19 without seeking or obtaining the approval of the units' owners,
20 impose any necessary and reasonable assessments against the units
21 in the common-interest community. Any such assessments imposed
22 by the executive board must be based on the study of the reserves of
23 the association conducted pursuant to NRS 116.31152.

24 3. Any assessment for common expenses or installment thereof
25 that is 60 days or more past due bears interest at a rate equal to the
26 prime rate at the largest bank in Nevada as ascertained by the
27 Commissioner of Financial Institutions on January 1 or July 1, as
28 the case may be, immediately preceding the date the assessment
29 becomes past due, plus 2 percent. The rate must be adjusted
30 accordingly on each January 1 and July 1 thereafter until the balance
31 is satisfied.

32 4. Except as otherwise provided in the governing documents:

33 (a) Any common expense associated with the maintenance,
34 repair, restoration or replacement of a limited common element
35 must be assessed against the units to which that limited common
36 element is assigned, equally, or in any other proportion the
37 declaration provides;

38 (b) Any common expense benefiting fewer than all of the units
39 or their owners, including, without limitation, common expenses
40 consisting of the payment, on behalf of a unit's owner, of delinquent
41 property taxes or utility charges owed by the unit's owner, may be
42 assessed exclusively against the units or units' owners benefited;
43 and

44 (c) The costs of insurance must be assessed in proportion to risk
45 and the costs of utilities must be assessed in proportion to usage.



1 5. Assessments to pay a judgment against the association may
2 be made only against the units in the common-interest community at
3 the time the judgment was entered, in proportion to their liabilities
4 for common expenses.

5 6. If damage to a unit or other part of the common-interest
6 community, or if any other common expense is caused by the willful
7 misconduct or gross negligence of any unit's owner, tenant or
8 invitee of a unit's owner or tenant, the association may assess that
9 expense exclusively against his or her unit, even if the association
10 maintains insurance with respect to that damage or common
11 expense, unless the damage or other common expense is caused by a
12 vehicle and is ~~committed~~:

13 (a) *Committed* by a person who is delivering goods to, or
14 performing services for, the unit's owner, tenant or invitee of the
15 unit's owner or tenant ~~;~~; or

16 (b) *An oil stain that is not located on the driveway of the unit's*
17 *owner.*

18 7. The association of a common-interest community created
19 before January 1, 1992, is not required to make an assessment
20 against a vacant lot located within the community that is owned by
21 the declarant.

22 8. If liabilities for common expenses are reallocated,
23 assessments for common expenses and any installment thereof not
24 yet due must be recalculated in accordance with the reallocated
25 liabilities.

26 9. The association shall provide written notice to each unit's
27 owner of a meeting at which an assessment for a capital
28 improvement is to be considered or action is to be taken on such an
29 assessment at least 21 calendar days before the date of the meeting.

30 **Sec. 4.** NRS 116.350 is hereby amended to read as follows:

31 116.350 1. In a common-interest community which is not
32 gated or enclosed and the access to which is not restricted or
33 controlled by a person or device, the executive board shall not and
34 the governing documents must not provide for the regulation of any
35 road, street, alley or other thoroughfare the right-of-way of which is
36 accepted by the State or a local government for dedication as a road,
37 street, alley or other thoroughfare for public use.

38 2. Except as otherwise provided in subsection 3, the provisions
39 of subsection 1 do not preclude an association from adopting, and
40 do not preclude the governing documents of an association from
41 setting forth, rules that reasonably restrict the parking or storage of
42 recreational vehicles, watercraft, trailers or commercial vehicles in
43 the common-interest community to the extent authorized by law.
44 The governing documents of an association may authorize the
45 executive board of the association to impose a fine pursuant to



1 NRS 116.31031 for any violation of the rules authorized pursuant to
2 this subsection.

3 3. In any common-interest community, the executive board
4 shall not and the governing documents must not prohibit a person
5 from:

6 (a) Parking a utility service vehicle that has a gross vehicle
7 weight rating of 20,000 pounds or less:

8 (1) In an area designated for parking for visitors, in a
9 designated parking area or common parking area, or on the
10 driveway of the unit of a subscriber or consumer, while the person is
11 engaged in any activity relating to the delivery of public utility
12 services to subscribers or consumers; or

13 (2) In an area designated for parking for visitors, in a
14 designated parking area or common parking area, or on the
15 driveway of his or her unit, if the person is:

16 (I) A unit's owner or a tenant of a unit's owner; and

17 (II) Bringing the vehicle to his or her unit pursuant to his
18 or her employment with the entity which owns the vehicle for the
19 purpose of responding to emergency requests for public utility
20 services; ~~for~~

21 (b) Parking a law enforcement vehicle or emergency services
22 vehicle:

23 (1) In an area designated for parking for visitors, in a
24 designated parking area or common parking area, or on the
25 driveway of the unit of a person to whom law enforcement or
26 emergency services are being provided, while the person is engaged
27 in his or her official duties; or

28 (2) In an area designated for parking for visitors, in a
29 designated parking area or common parking area, or on the
30 driveway of his or her unit, if the person is:

31 (I) A unit's owner or a tenant of a unit's owner; and

32 (II) Bringing the vehicle to his or her unit pursuant to his
33 or her employment with the entity which owns the vehicle for the
34 purpose of responding to requests for law enforcement services or
35 emergency services ~~for~~; or

36 (c) *Except as otherwise provided in this paragraph, parking a*
37 *vehicle having a gross vehicle weight of less than 10,000 pounds*
38 *that contains a commercial advertisement in an area designated*
39 *for parking for visitors, in a designated parking area or common*
40 *parking area or on the driveway of his or her unit. An association*
41 *may not require the owner of such a vehicle to cover any*
42 *commercial advertisement, other than an advertisement*
43 *containing a sexual portrayal or an image relating to the sale of a*
44 *controlled substance. An association may require the owner to use*



1 *a magnet to obscure any commercial advertisement containing*
2 *such images.*

3 4. An association may require that a person parking a utility
4 service vehicle, law enforcement vehicle or emergency services
5 vehicle as set forth in *paragraph (a) or (b) of* subsection 3 provide
6 written confirmation from his or her employer that the person is
7 qualified to park his or her vehicle in the manner set forth in
8 subsection 3.

9 5. As used in this section:

10 (a) "Emergency services vehicle" means a vehicle:

11 (1) Owned by any governmental agency or political
12 subdivision of this State; and

13 (2) Identified by the entity which owns the vehicle as a
14 vehicle used to provide emergency services.

15 (b) "Law enforcement vehicle" means a vehicle:

16 (1) Owned by any governmental agency or political
17 subdivision of this State; and

18 (2) Identified by the entity which owns the vehicle as a
19 vehicle used to provide law enforcement services.

20 (c) *"Sexual portrayal" has the meaning ascribed to it in*
21 *NRS 200.700.*

22 (d) "Utility service vehicle" means any motor vehicle:

23 (1) Used in the furtherance of repairing, maintaining or
24 operating any structure or any other physical facility necessary for
25 the delivery of public utility services, including, without limitation,
26 the furnishing of electricity, gas, water, sanitary sewer, telephone,
27 cable or community antenna service; and

28 (2) Except for any emergency use, operated primarily within
29 the service area of a utility's subscribers or consumers, without
30 regard to whether the motor vehicle is owned, leased or rented by
31 the utility.

32 **Sec. 5.** NRS 116A.620 is hereby amended to read as follows:

33 116A.620 1. Any management agreement must:

34 (a) Be in writing and signed by all parties;

35 (b) Be entered into between the client and the community
36 manager or the employer of the community manager if the
37 community manager is acting on behalf of a corporation,
38 partnership, limited partnership, limited-liability partnership,
39 limited-liability company or other entity;

40 (c) State the term of the management agreement;

41 (d) State the basic consideration for the services to be provided
42 and the payment schedule;

43 (e) Include a complete schedule of all fees, costs, expenses and
44 charges to be imposed by the community manager, whether direct or
45 indirect, including, without limitation:



- 1 (1) The costs for any new client or start-up costs;
- 2 (2) The fees for special or nonroutine services, such as the
- 3 mailing of collection letters, the recording of liens and foreclosing
- 4 of property;
- 5 (3) Reimbursable expenses;
- 6 (4) The fees for the sale or resale of a unit or for setting up
- 7 the account of a new member; and
- 8 (5) The portion of fees that are to be retained by the client
- 9 and the portion to be retained by the community manager;
- 10 (f) State the identity and the legal status of the contracting
- 11 parties;
- 12 (g) State any limitations on the liability of each contracting
- 13 party;
- 14 (h) Include a statement of the scope of work of the community
- 15 manager;
- 16 (i) State the spending limits of the community manager;
- 17 (j) Include provisions relating to the grounds and procedures for
- 18 termination of the community manager;
- 19 (k) Identify the types and amounts of insurance coverage to be
- 20 carried by each contracting party, including, without limitation:
- 21 (1) A requirement that the community manager or his or her
- 22 employer shall maintain insurance covering liability for errors or
- 23 omissions, professional liability or a surety bond to compensate for
- 24 losses actionable pursuant to this chapter in an amount of
- 25 \$1,000,000 or more;
- 26 (2) An indication of which contracting party will maintain
- 27 fidelity bond coverage; and
- 28 (3) A statement as to whether the client will maintain
- 29 directors and officers liability coverage for the executive board;
- 30 (l) Include provisions for dispute resolution;
- 31 (m) Acknowledge that all records and books of the client are the
- 32 property of the client, except any proprietary information and
- 33 software belonging to the community manager;
- 34 (n) State the physical location, including the street address, of
- 35 the records of the client, which must be within 60 miles from the
- 36 physical location of the common-interest community;
- 37 (o) State the frequency and extent of regular inspections of the
- 38 common-interest community; and
- 39 (p) State the extent, if any, of the authority of the community
- 40 manager to sign checks on behalf of the client in an operating
- 41 account.
- 42 2. In addition to any other requirements under this section, a
- 43 management agreement may:
- 44 (a) Provide for mandatory binding arbitration; or



1 (b) Allow the provisions of the management agreement to apply
2 month to month following the end of the term of the management
3 agreement, but the management agreement may not contain an
4 automatic renewal provision.

5 3. Not later than 10 days after the effective date of a
6 management agreement, the community manager shall provide each
7 member of the executive board evidence of the existence of the
8 required insurance, including, without limitation:

9 (a) The names and addresses of all insurance companies;

10 (b) The total amount of coverage; and

11 (c) The amount of any deductible.

12 4. After signing a management agreement, the community
13 manager shall provide a copy of the management agreement to each
14 member of the executive board. Within 30 days after an election or
15 appointment of a new member to the executive board, the
16 community manager shall provide the new member with a copy of
17 the management agreement.

18 5. Any changes to a management agreement must be initiated
19 by the contracting parties. If there are any changes after the
20 execution of a management agreement, those changes must be in
21 writing and signed by the contracting parties.

22 6. *Except as otherwise provided in subsection 8, not less than*
23 *45 days before any termination or assignment of a management*
24 *agreement, the secretary or other officer specified in the bylaws of*
25 *the association shall:*

26 (a) *In a common-interest community with 100 units or more,*
27 *post notice of the pending termination or assignment in one or*
28 *more prominent places within the common elements of the*
29 *association; and*

30 (b) *Provide electronic notice of the pending termination or*
31 *assignment to all units' owners who have provided the association*
32 *with an electronic mail address.*

33 7. Until the regulations adopted by the Commission pursuant to
34 subsection ~~8~~ 9 become effective, and except as otherwise provided
35 in the management agreement, upon the termination or assignment
36 of a management agreement, the community manager shall, within
37 30 days after the termination or assignment, transfer possession of
38 all books, records and other papers of the client to the succeeding
39 community manager, or to the client if there is no succeeding
40 community manager, regardless of any unpaid fees or charges to
41 the community manager or management company.

42 ~~7~~ 8. Notwithstanding any provision in a management
43 agreement to the contrary, a management agreement may be
44 terminated by the client without penalty upon 30 days' notice
45 following a violation by the community manager of any provision of



1 this chapter or chapter 116 of NRS. *Upon termination of the*
2 *agreement, the secretary or other officer specified in the bylaws of*
3 *the association shall:*

4 (a) *In a common-interest community with 100 or more units,*
5 *post notice of the termination in one or more prominent places*
6 *within the common elements of the association; and*

7 (b) *Provide electronic notice of the termination to all units'*
8 *owners who have provided the association with an electronic mail*
9 *address.*

10 ~~8.7~~ 9. The Commission shall adopt regulations establishing
11 the requirements relating to the transfer of all books, records and
12 other papers of the client upon the termination or assignment of a
13 management agreement.



