

SENATE BILL NO. 166—SENATOR SCHEIBLE

PREFILED FEBRUARY 3, 2025

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to housing.
(BDR 57-713)

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 housing; revising provisions which prohibit certain insurers from discriminating based on the breed of a dog at certain properties; revising provisions relating to the supportive housing grant program implemented by the Housing Division of the Department of Business and Industry; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law prohibits an insurer from refusing to issue, cancelling, refusing to
2 renew or increasing the premium or rate for certain policies of insurance on the sole
3 basis of the specific breed or mixture of breeds of a dog that is harbored or owned
4 on an applicable property unless, pursuant to the public health laws of this State,
5 the particular dog: (1) is known to be dangerous or vicious; or (2) has been declared
6 to be dangerous or vicious. (NRS 687B.383) **Section 1** of this bill expands this
7 prohibition to include a policy of insurance which covers a multi-family residential
8 dwelling.

9 Existing law requires the Housing Division of the Department of Business and
10 Industry, subject to the availability of funds, to develop and implement a supportive
11 housing grant program for the purpose of awarding grants for the development of
12 supportive housing and the provision of supportive housing services. (NRS
13 319.600, 319.610) **Section 2** of this bill requires any recipient of a grant for
14 supportive housing to agree in writing to allow a tenant in the supportive housing to
15 keep at least one pet.



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

1 **Section 1.** NRS 687B.383 is hereby amended to read as
2 follows:

3 687B.383 1. Except as otherwise provided in subsection 2, an
4 insurer shall not:

- 5 (a) Refuse to issue;
- 6 (b) Cancel;
- 7 (c) Refuse to renew; or
- 8 (d) Increase a premium or rate for,

9 ↪ a policy of insurance based solely on the specific breed or
10 mixture of breeds of a dog that is harbored or owned on an
11 applicable property.

12 2. The provisions of subsection 1 do not prohibit an insurer
13 from:

- 14 (a) Refusing to issue;
- 15 (b) Cancelling;
- 16 (c) Refusing to renew; or
- 17 (d) Imposing a reasonable increase to a premium or rate for,

18 ↪ a policy of insurance based on sound underwriting and actuarial
19 principles on the basis that a particular dog which is harbored or
20 owned on an applicable property is known to be dangerous or
21 vicious or has been declared to be dangerous or vicious in
22 accordance with NRS 202.500.

23 3. An insurer may not ask or inquire about the specific breed or
24 mixture of breeds of a dog which is harbored or owned on an
25 applicable property except to ask if the dog is known to be
26 dangerous or vicious or has been declared to be dangerous or
27 vicious in accordance with NRS 202.500.

28 4. As used in this section, “policy of insurance” means:

- 29 (a) A policy of homeowner’s insurance;
- 30 (b) A policy of renter’s insurance;
- 31 (c) A policy of insurance which covers a manufactured home or
32 a mobile home; ~~and~~
- 33 (d) *A policy of insurance which covers a multi-family*
34 *residential dwelling; and*
- 35 (e) An umbrella policy as defined in NRS 687B.440.

36 **Sec. 2.** NRS 319.600 is hereby amended to read as follows:

37 319.600 1. The Division shall, subject to the availability of
38 funds appropriated for such a purpose, develop and implement a
39 supportive housing grant program for the purpose of awarding
40 grants for the development of supportive housing and the provision
41 of supportive housing services. The program must include a process
42 for applying for a grant to:



- 1 (a) Procure and develop supportive housing;
- 2 (b) Train and build the capacity of a supportive housing
- 3 partnership;
- 4 (c) Fund the operation of a supportive housing partnership; and
- 5 (d) Analyze the progress of supportive housing in this State.

6 2. Any recipient of a grant for supportive housing must agree
7 in writing to ~~comply~~:

8 (a) *Comply* with all applicable provisions of chapter 118A of
9 NRS.

10 (b) *Allow a tenant in the supportive housing to keep at least*
11 *one pet.*

12 3. The Division shall consult with the Nevada Interagency
13 Advisory Council on Homelessness to Housing created by NRS
14 232.4981 before approving any application for a grant pursuant to
15 paragraph (a) of subsection 1.

16 4. The Division shall adopt regulations to carry out the
17 provisions of this section. The regulations must prescribe, without
18 limitation:

19 (a) The criteria for eligibility to receive money from the
20 supportive housing grant program; and

21 (b) Procedures for the submission and review of applications to
22 receive money from the supportive housing grant program.

23 5. On or before December 1 of each year that the supportive
24 housing grant program is funded, the Division shall submit a report
25 to the Chair of the Nevada Interagency Advisory Council on
26 Homelessness to Housing, the Governor and the Director of the
27 Legislative Counsel Bureau for transmittal to the Legislature, or to
28 the Legislative Commission, if the Legislature is not in session. The
29 report must include:

30 (a) Information on and feedback from grant recipients; and

31 (b) Information on the use of grant money and participation in
32 the supportive housing grant program.

33 6. The Division may use a portion of the money in the Nevada
34 Supportive Housing Development Fund created by NRS 319.610 to
35 prepare the report required by subsection 5.

36 7. As used in this section:

37 (a) *“Pet” means a domesticated animal owned or possessed by*
38 *a person for the purpose of pleasure or companionship, including,*
39 *without limitation, a cat or dog.*

40 (b) *“Supportive housing” means subsidized housing that reduces*
41 *barriers to retaining housing that are caused by a person’s rental*
42 *history, criminal history and income through the provision of onsite*
43 *and offsite supportive services that are designed to assist a person*
44 *who has:*

45 (1) A disabling behavioral or physical health condition; and



1 (2) Experienced:

2 (I) Homelessness or been at imminent risk of
3 homelessness; or

4 (II) Unnecessary institutionalization.

5 ~~(b)~~ (c) "Supportive services" includes, without limitation,
6 social services, community support services, case management
7 services, employment services, health care and behavioral health
8 treatment.

9 **Sec. 3.** The provisions of subsection 1 of NRS 218D.380 do
10 not apply to any provision of this act which adds or revises a
11 requirement to submit a report to the Legislature.

