

SENATE BILL NO. 201—SENATORS PAZINA, NEAL, FLORES,  
SCHEIBLE, KRASNER; CANNIZZARO, CRUZ-CRAWFORD,  
DALY, DOÑATE, DONDERO LOOP, LANGE, NGUYEN,  
OHRENSCHALL, ROGICH, STEINBECK, STONE AND TAYLOR

FEBRUARY 12, 2025

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JOINT SPONSORS: ASSEMBLYMEMBERS ROTH,  
NGUYEN; AND GALLANT

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Referred to Committee on Judiciary

SUMMARY—Prohibits certain restrictions on the display of  
religious items in common-interest communities.  
(BDR 10-122)

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.

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AN ACT relating to common-interest communities; prohibiting a  
unit-owners’ association or a unit’s owner who rents or  
leases his or her unit from imposing certain restrictions on  
the display of religious items; and providing other matters  
properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law requires the unit-owners’ association of a common-interest  
2 community to adopt bylaws and authorizes an association to amend bylaws and  
3 adopt rules and regulations concerning the community. (NRS 116.3102) This bill  
4 restricts, with certain exceptions, an association or unit’s owner who rents or leases  
5 his or her unit from prohibiting a unit’s owner or occupant of a unit from engaging  
6 in the display of religious items. This bill defines “display of religious items” to  
7 mean, in general, an item or combination of items made from certain materials and  
8 displayed or affixed on an entry door or doorframe of a unit because of sincerely  
9 held religious beliefs.

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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 or 3, the*  
4 *executive board of an association or a unit's owner who rents or*  
5 *leases his or her unit shall not and the governing documents of an*  
6 *association or rental agreement must not prohibit a unit's owner*  
7 *or an occupant of a unit from engaging in the display of religious*  
8 *items within such physical portion of the common-interest*  
9 *community as that owner or occupant has a right to occupy and*  
10 *use exclusively.*

11       2. *The provisions of this section do not:*

12       (a) *Apply to a display of religious items that:*

13       (1) *Has a total size that is greater than 36 by 12 square*  
14 *inches or that exceeds the size of the door on which or whose*  
15 *frame on which the display of religious items is displayed or*  
16 *affixed;*

17       (2) *Threatens the health, safety or welfare of the public;*

18       (3) *Hinders the opening or closing of any entry door;*

19       (4) *Violates any federal, state or local law;*

20       (5) *Promotes discrimination or discriminatory beliefs; or*

21       (6) *Contains graphics, language or any display that is*  
22 *obscene or otherwise illegal.*

23       (b) *Preclude an association or a unit's owner who rents or*  
24 *leases his or her unit from adopting, and do not preclude the*  
25 *governing documents of an association or a rental agreement*  
26 *from setting forth, rules that reasonably restrict the placement and*  
27 *manner of the display of religious items by a unit's owner or an*  
28 *occupant of a unit.*

29       3. *An association or a unit's owner who is performing or*  
30 *causing to be performed any maintenance, repair or replacement*  
31 *of an entry door or doorframe of a unit may require the unit's*  
32 *owner or an occupant of the unit to remove a display of religious*  
33 *items on the entry door or doorframe during the time the work is*  
34 *being performed. After the work is completed, the unit's owner or*  
35 *occupant must be permitted to return the display of religious items*  
36 *to the entry door or doorframe. An association or unit's owner*  
37 *shall, before requiring a unit's owner or occupant of a unit to*  
38 *temporarily remove a display of religious items pursuant to this*  
39 *subsection, provide notice to the affected unit's owner or*  
40 *occupant.*



1       **4. In any action commenced to enforce the provisions of this**  
2 **section, the prevailing party is entitled to recover reasonable**  
3 **attorney's fees and costs.**

4       **5. As used in this section:**

5       **(a) "Display of religious items" means an item or combination**  
6 **of items:**

7       **(1) Made of wood, metal, glass, plastic, cloth, fabric or**  
8 **paper; and**

9       **(2) Displayed or affixed on any entry door or doorframe of**  
10 **a unit because of sincerely held religious beliefs.**

11       **(b) "Rental agreement" means an oral or written agreement**  
12 **between a unit's owner and another person for the use and**  
13 **occupancy of a unit.**

14       **Sec. 2.** 1. Any provision in a governing document of an  
15 association or in a rental agreement or policy of a unit's owner who  
16 rents or leases his or her unit that is in effect on July 1, 2025, and  
17 which is contrary to the provisions of this act is void and  
18 unenforceable.

19       2. On or before October 1, 2025, each executive board of an  
20 association and unit's owner who rents or leases his or her unit shall  
21 review and amend as necessary to ensure compliance with the  
22 provisions of this act:

23       (a) In the case of an executive board of an association, the  
24 governing documents of the association.

25       (b) In the case of a unit's owner who rents or leases his or her  
26 unit, the policies of the unit's owner.

27       3. A unit's owner who rents or leases his or her unit shall  
28 review any rental agreement that is in effect on July 1, 2025, to  
29 ensure compliance with the provisions of this act. On or before the  
30 date for renewal of such a rental agreement, the unit's owner shall  
31 remove any provision of the agreement that is void and  
32 unenforceable pursuant to subsection 1.

33       4. As used in this section:

34       (a) "Association" has the meaning ascribed to it in  
35 NRS 116.011.

36       (b) "Executive board" has the meaning ascribed to it in  
37 NRS 116.045.

38       (c) "Governing documents" has the meaning ascribed to it in  
39 NRS 116.049.

40       (d) "Rental agreement" has the meaning ascribed to it in section  
41 1 of this act.

42       (e) "Unit" has the meaning ascribed to it in NRS 116.093.

43       (f) "Unit's owner" has the meaning ascribed to it in  
44 NRS 116.095.



1     **Sec. 3.** This act becomes effective on July 1, 2025.

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