



2023 Nevada End of Session Report

CAI's Nevada Legislative Action Committee (CAI NV-LAC) tracked nearly 20 bills this session on behalf of [the 518,000 Nevadans living in 200,000 homes in 3,490 community associations](#) and worked closely with local stakeholders to successfully advocate for the community association housing model. Below is a highlight from the 2023 General Assembly:

AB 309 – Revises various provisions governing common-interest communities and condominium hotels. The NV LAC drafted and supported this legislation that will now allow Nevada community associations to utilize electronic voting and voting machines for elections in lieu of paper ballots, allows associations to utilize autopay for recurring costs, and empowers the Commission for Common Interest Communities and Condominium Hotels to adopt regulations governing the transfer of association documents and records upon a change in management. This legislation was one of several important bills that were the focus of the NV-LAC's efforts this year.

Status: SUCCESSFULLY Passed

SB 174 - Revises provisions governing common-interest communities. SB 174 proposed to eliminate the ability for community managers to perform the initial steps of the collection process: the statutory pre-collection (60 day) notice, the intent to lien, and the notice of delinquent assessment (lien). The NV-LAC surveyed management companies for statistical information and testimony, which assisted LAC in opposing the bill and achieving an acceptable amendment to the bill prior to it leaving the first house. The bill died in the second house.

Status: SUCCESSFULLY Failed

SB 175 – Revises provisions governing common-interest communities. Under existing law, an association that has a lien on a unit for a certain amount due to the association and may foreclose that lien through a non-judicial foreclosure sale. The NV-LAC opposed this legislation that would prohibit an association from foreclosing such lien if the owner is a veteran, senior citizen, or person with a disability. Addition, this bill would make other changes including reducing the percentage of votes required to terminate a community association from 80% to 60% and includes certain requirements for major repairs. The NV-LAC opposed this sweeping legislation.

Status: SUCCESSFULLY Failed

AB 111 – Prohibits certain restrictions on the display of religious items in common-interest communities. The NV-LAC opposed this legislation that would prevent associations from making rules and regulations regarding large display items on doors and facades of property in a community association. The NV LAC opposed this legislation as the language was cumbersome and complex, and instead offered simplified language.

Status: SUCCESSFULLY Failed

AB 324 – Revises provisions relating to common-interest communities. The NV-LAC opposed this legislation that provided for the automatic removal and prohibition of service for 5 years of an association's directors where 5% of the membership filed a NRS 38.310 mediation dispute over the payment of assessments. The NV-LAC does not support bills that allow a small group of unit owners to remove directors and preclude them from serving simply by submitting a claim to mediation regardless of the merit of that claim.

Status: SUCCESSFULLY Failed

SB 378 - Revises provisions relating to common-interest communities. The NV-LAC drafted and supported this bill that clarifies the default notice requirements to provide for electronic mailing with an option to opt out of electronic communications, provides cybersecurity requirements for online payment processing, provides insurance requirements where owner data is placed into internet accessible portals, allows associations to choose whether or not to utilize online payment systems, and clarifies the information and materials that must be available to unit owners via an online portal. The LAC utilized the grassroots network of advocates in Nevada who sent more than 50 messages to the Nevada Assembly urging their support of this legislation. This action was instrumental in passing this legislation.

Status: PASSED

SB 358 – Repeals provisions governing common-interest communities. The NV-LAC opposed this legislation that would have repealed the uniform common interest ownership acts (NRS 116) which govern community associations in the state. The bill did not advance to committee.

Status: SUCCESSFULLY Failed

SB 417 – Revises provisions governing common-interest communities. The NV-LAC supported this legislation that raises the cap on charges related to books and records review for an owner. Previously, an association could not charge more than \$10 per hour for reviewing records which is now raised to \$25 per hour. In addition, the penalties for filing a false or fraudulent affidavit of violation with the Real Estate Division of the Department of Business and Industry under this bill have been increased from a maximum of \$1,000 to \$10,000 and authorizes the Commission to impose sanctions that disqualify a person from service on the executive board for 10 years for filing a false affidavit.

Status: SUCCESSFULLY Passed

AB 87 – Revises provisions relating to animals. The NV-LAC supported this bill with amendments. The legislation would have dealt with the laws relating to service animals in public areas. The bill would clarify what clarifies the definitions regarding service animals and what constitutes a service animal. The NV LAC recommended amendments to ensure provisions extending to common interest communities aligned with CAI public policies.

Status: Failed

AB 106 – Revises provisions governing contractors. The NV-LAC supported this legislation with amendments. The bill would have increased the handyman exception cap from \$1,000 to \$7,600. The NV-LAC offered amendments in support of this legislation, but the legislation did not advance.

Status: Failed

Your Assistance is Needed

CAI relies on outside resources such as professional lobbying as a vital and integral part of the legislative process. The volunteers who advocate – including homeowner leaders, community managers, and business partners – greatly rely on contributions from management companies and business partners in addition to individuals to continue their important efforts in the legislature. CAI needs your financial support to bolster their advocacy activities in 2023 and beyond. We encourage donations from NV community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to “Nevada” to support our continued efforts.

[Click here to follow the important legislation in Nevada that CAI is tracking for 2023 and beyond.](#)

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Contact Information

Call CAI at (888) 224-4321 to find the chapter nearest you.