



2025 CAI Nevada Legislative Session Report

Community Associations Institute (CAI) Nevada Legislative Action Committee (NV LAC) spent the 2025 legislative session advocating on behalf of the [approximately 551,000 Nevadans living in 211,600 homes in more than 3,700 community associations across the Silver State](#). Nevada's 2025 legislative session began on February 3 and adjourned June 2, 2025. Below are highlights from this session:

SB 121 - Revises provisions governing common-interest communities.

NV LAC **opposed** this bill when it was initially proposed, as it imposed unreasonable statewide mandates on associations. While NV LAC was able to get some amendments passed to improve the bill, ultimately what passed through the legislature was still too burdensome for Nevada's community associations.

SB 121 would amend NRS 116A.620 (the section of law governing manager's agreements with associations) by prohibiting the termination of a management agreement until 40 days' notice has been provided to unit owners. Notably, the provision of information to unit owners about new management would not be required. SB 121 would also disallow an association from prohibiting the parking of a vehicle with commercial advertisements that weighs less than 10K pounds from parking in common areas designated for parking or on the driveway of the vehicle owner's unit. Associations would also be prohibited from requiring the vehicle owner to cover up the commercial advertisement unless the advertisement was sexual in nature or promoting a controlled substance. SB 121 prohibits an association from requiring that an owner install backyard landscaping within 24 months of the initial purchase of the unit and authorizes the association to require that an owner install a thin layer of rock at least 12 months after the initial purchase of the unit. Finally, the legislation prohibits an association from assessing the cost of removing an oil stain against a unit owner or tenant thereof unless the oil stain is located on the unit owner's or tenant's own driveway.

A call-to-action email campaign was sent, urging advocates in Nevada to email their Senator to oppose SB 121, in response to which 89 emails were sent by 88 advocates to 19 Senators. A second call to action email campaign was sent urging advocates to email the Assembly Judiciary Committee in opposition to the bill. In response, 2,970 emails were sent by 258 advocates the full Committee. When the bill was sent to the Governor, a call to action was sent to advocates to urge a veto of the bill, which saw 571 emails sent by 590 individuals to the Governor's office, and a petition was circulated for signatures among advocates which saw 330 individuals sign to request SB 121's veto.

Status: Successfully VETOED by Governor.

AB 185 -Revises provisions relating to child care.

NV LAC **opposed** this bill when it was initially proposed, as it contained provisions conflicting with the recommendations found in CAI's [Residential Childcare Facility Public Policy](#). NV LAC **successfully** worked with legislators to amend the bill to be more in line with CAI's public policy recommendations and ultimately took a **neutral** stance on the bill.

As amended, AB 185 requires that associations accept a home-based childcare facility's establishment. However, the bill limits the number of providers to 1 for every 200 units, and exempts senior communities from having to accept a childcare facility. Additionally, townhome and condominium communities are also exempted from having to accept a childcare facility's establishment. A childcare facility must add the association as an additional insured on its insurance policy, and associations are allowed to enforce rules and regulations regarding common use, noise, traffic, and other rules.

When AB 185 was under consideration by the full Assembly, NV LAC sent a call-to-action email campaign out to advocates across the state, urging them to contact their Assemblyperson in opposition to the bill. A total of 450 messages were sent to 35 legislators from 444 advocates across Nevada. When the bill was assigned to the Senate Health and Human Services Committee, a call-to-action email campaign asking advocates to reach out urging the Committee and the Senate Majority Leader to oppose the bill as written. A total of 92 messages were sent to 4 legislators by 92 advocates. A subsequent call to action to the Committee was sent when it was taken up for a vote, with 1,344 emails sent to the 4 Committee members by 323 advocates.

Status: VETOED by Governor.

AB 376 - Revises provisions relating to insurance.

NV LAC **supported** this bill and successfully negotiated amendment language to strengthen the bill's support for associations struggling with purchasing adequate wildfire insurance coverage.

This bill would have allowed associations and homeowners to purchase separate wildfire policies and thereby allowed a greater opportunity for them to obtain coverage for other hazards as well as specific coverage for wildfires.

Status: DIED in Senate.

SB 201 - Prohibits certain restrictions on the display of religious or cultural items under certain circumstances.

NV LAC **supported** this bill as it protects homeowner rights in alignment with CAI's [Government Regulation of Community Associations Public Policy](#), and incorporated common-sense amendment language such as the ability to regulate for instances of health and safety.

This bill allows owners to affix religious or cultural items to doors and doorframes. Under this legislation, associations may regulate or prohibit such items if they are larger than 36 by 12 square inches or that exceed the size of the door or entryway, threatens health and safety, hinders the opening or closing of any entry door, violates a law, promotes discriminatory behavior, or contains graphics, language or any display that is obscene or otherwise illegal.

Status: Successfully PASSED, signed by Governor. Effective July 1, 2025.

SB 433 - Revises provisions governing common-interest communities.

SB 433 was drafted by and **supported** by NV LAC when introduced and carries three major components of LAC's goals for the session:

- **Anti-Harassment/Bullying:** Currently, NRS 116 contains provisions crafted to only protect owners from board members and managers. SB433 provides equal protections to everyone by providing board members and managers with protection from retaliation and bullying by owners. SB 433 allows associations to charge the actual costs for the provision of records as opposed to forcing all association members to share in the cost of an individual's record review requests. SB 433 also provides for sanctions against any person who files frivolous and Ombudsmen or NRED complaints against someone else with the NRED.
- **High-Rise Structural Integrity:** Currently, no periodic structural inspections of the buildings are required to be conducted after initial construction. This bill supplements existing law to require that high-rises be regularly structurally inspected during a building's pre-construction, construction, and post-construction phases, in line with CAI's [Building Inspection Public Policy](#). In addition, the bill revises NRS 116 to allow associations to levy assessments and obtain loans where needed to assure that adequate funds to make required repairs and fund reserves are available.
- **Non-Binding Arbitration in Lieu of Mediation:** Currently, disputes related to an association's governing documents must be submitted to mediation prior to litigation being filed. This bill will replace compulsory mediation with non-binding arbitration and provide unit owners and associations with swifter, simpler, and more efficient dispute mechanisms for architectural disputes, foreclosures, and other matters. Moreover, parties participating in non-binding arbitration will receive a decision from a neutral third-party arbitrator, but either party may file a civil action in court if they do not wish to accept the arbitrator's decision on their dispute.

Status: Unsuccessfully DIED in Committee.

SB 303 - Revises provisions relating to civil liability to persons using certain premises for recreational activity under certain circumstances.

NV LAC **opposed** this bill as introduced, and worked with stakeholders and legislators to **successfully** craft legislation more in line with CAI's [Protection for Volunteers Public Policy](#) that preserved the existing liability protections for associations.

This bill sets that nonprofit organizations which own land containing a feature accessible for free to the general public are not liable for injuries caused by recreational activities on the land. This includes trails and parks.

Status: VETOED by Governor.

AB 396 Revises provisions relating to housing.

NV LAC initially **opposed** the bill as introduced, and worked with stakeholders and legislators to **successfully** amend the bill to grant greater flexibility to associations to craft rules on accessory dwelling units (ADUs), in line with CAI's [Accessory Dwelling Unit Public Policy](#).

Counties with a population of 100,000 or more and cities with a population of 60,000 or more must, under this bill, adopt measures to allow for ADUs to be constructed in residential areas. While associations cannot prohibit ADUs outright, they can adopt restrictions on use in order to secure insurance coverage.

Status: PASSED, signed by Governor. Effective July 1, 2026.

AB 478 Revises provisions governing construction times in counties and cities.

NV LAC **opposed** this bill, as it takes away authority from community associations to set times regarding when construction can take place in the community.

This bill shifts authority for determining when construction activity can take place and sets a new statewide standard of work starting at 5am when taking place at least 300ft from a residence between April 1 and September 30.

Status: Unsuccessfully PASSED, signed by Governor. Effective immediately.

SB 440 Revises provisions relating to electricity.

While NV initially **opposed** the bill due to its language which would run counter to CAI's [Conservation, Sustainability, and Green Issues Public Policy](#), NV LAC was able to **successfully** amend the bill to give greater flexibility to associations to regulate solar panels.

This bill allows for the installation of solar panels in an association in areas which are exclusive to an owner's use, however associations are allowed to impose reasonable rules and regulations. Owners must bear the cost burden for any damage to common elements, and associations which do not have rules in place regarding the approval of solar panel requests are given 15 days to either approve or deny a request in writing.

Status: Successfully PASSED, signed by Governor. Effective October 1, 2025.

SB 152 Enacts provisions relating to electric vehicle charging stations in a common-interest community.

NV initially **opposed** the bill due to its language which would run counter to CAI's [Conservation, Sustainability, and Green Issues Public Policy](#) by forcing associations to accept the installation of electric vehicle charging stations without safeguards for insurance coverage and cost sharing. Ultimately, negotiations on compromise amendments with legislators and stakeholders resulted in the bill dying.

This bill would establish a right for owners to install an electric vehicle charging station in an area designated for their exclusive use, so long as local zoning laws do not forbid installation.

Status: Successfully DIED in Senate.

SB 339 Revises provisions relating to common-interest communities.

NV LAC **opposed** this bill, as it ran counter to the intent of CAI's [Board Member Education Public Policy](#), the [Alternative Dispute Resolution Public Policy](#), and the [Reserve Studies and Funding Public Policy](#).

This bill would require candidates running for community association executive board positions to undergo additional criminal background checks and take a new training course. It also would require reserve studies to be conducted annually, and exempt claims of under \$10,000 from mandatory mediation.

Status: Successfully DIED in Committee.

SB 322 Provides that the association of a common-interest community may not prohibit a unit's owner or tenant of a unit's owner from operating a small child care establishment within a unit.

NV LAC **opposed** this bill when it was initially proposed, as it contained provisions conflicting with the recommendations found in CAI's [Residential Childcare Facility Public Policy](#). Ultimately, this bill was allowed to die in committee by legislators as efforts focused on AB 185.

This bill requires all associations to allow the operation of a small childcare establishment in the community, and allows for only rules and regulations consistent with state law and local ordinances/

Status: DIED in Committee.

SB 222 Revises provisions relating to common-interest communities.

NV LAC **opposed** this bill due to concerns about homeowner consent to recordings by individuals.

This bill authorizes the video recording of meetings by unit owners. Currently, only audio recording is allowed during meetings.

Status: Successfully DIED in Committee.

AB 129 Revises provisions governing bidding procedures for a homeowners' association.

NV LAC **opposed** this bill due to restrictions on which contracts an association can enter.

Under this bill, existing requirements to solicit at least three bids may be waived if there is risk of delays exacerbating property damage. However, in all cases, an association must award contracts to the lowest bidder.

Status: Successfully DIED in Committee.

AB 324 Revises provisions governing housing.

NV LAC **monitored** this bill due to potential impacts on association insurance coverage costs.

This bill would revise the definition of vertical and horizontal boundaries in an association to stipulate that vertical boundaries may include common walls, but do not have to.

Status: DIED in Committee.

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