Assembly Bill No. 238—Assemblymen Dooling, Shelton, Jones, Moore, Fiore; Edwards, Gardner, Ohrenschall, O’Neill, Seaman, Trowbridge and Wheeler

CHAPTER..........

AN ACT relating to common-interest communities; revising provisions relating to the solicitation of bids for a homeowners’ association project; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:
Under existing law, a homeowners’ association is required to open and consider bids for an association project at a meeting of its executive board. (NRS 116.31086) This bill requires an association to solicit, whenever reasonably possible, at least three bids if the association project is expected to cost: (1) in a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or (2) in a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association. This bill further specifies that the contents of bids which are opened at a meeting of the executive board must be read aloud.

EXPLANATION – Matter in bolded italics is new; matter between brackets [omitted material] is material to be omitted.

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

Sections 1 and 1.5. (Deleted by amendment.)
Sec. 2. NRS 116.31086 is hereby amended to read as follows:

116.31086  1. If an association solicits bids for an association project: (a) The association must, whenever reasonably possible, solicit at least three bids if the association project is expected to cost: (1) In a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or (2) In a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association; and (b) The bids must be opened and read aloud during a meeting of the executive board.

2. As used in this section, “association project” includes, without limitation, a project that involves the maintenance, repair, replacement or restoration of any part of the common elements or which involves the provision of professional services to the association, including, without limitation, accounting, engineering and legal services.
Sec. 3. This act becomes effective on July 1, 2015.