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ASSEMBLY BILL NO. 332—ASSEMBLYWOMAN PETERS

MARCH 17, 2021

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Referred to Committee on Commerce and Labor

SUMMARY—Establishes provisions relating to property.  
(BDR 10-694)

FISCAL NOTE: Effect on Local Government: No.  
Effect on the State: Yes.

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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 property; requiring the Housing Division of the Department of Business and Industry to establish a statewide registry of landlords; requiring landlords to report to the Division the information required to be contained in the statewide registry; prohibiting a property manager from providing services to a landlord who is not listed in the statewide registry; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law defines the term “landlord” as a person who provides a dwelling  
2 unit for occupancy by another pursuant to a rental agreement. (NRS 118A.100)  
3 This bill requires the Housing Division of the Department of Business and Industry  
4 to create a statewide registry of landlords that consists of the following information  
5 for each landlord: (1) the name of the landlord; (2) the state and county in which  
6 the landlord is domiciled; (3) the total number of dwelling units owned by the  
7 landlord in this State and the address of each dwelling unit; (4) the amount of  
8 periodic rent charged by the landlord for each dwelling unit in this State and the  
9 frequency with which the periodic rent is charged to the tenant; and (5) certain  
10 information relating to the property manager of the premises, if applicable. This bill  
11 also requires each landlord to report to the Housing Division the information  
12 required to be contained in the statewide registry on an annual basis and at certain  
13 other times. Finally, this bill prohibits a property manager from providing services  
14 to a landlord who is not listed in the statewide registry.

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

1       **Section 1.** Chapter 118A of NRS is hereby amended by  
2 adding thereto a new section to read as follows:

3       1. *The Housing Division of the Department of Business and*  
4 *Industry shall establish a statewide registry of landlords that*  
5 *consists of the following information for each landlord:*

6       (a) *The name of the landlord;*

7       (b) *The state and county in which the landlord is domiciled;*

8       (c) *The total number of dwelling units owned by the landlord*  
9 *in this State;*

10       (d) *The address of each dwelling unit described in*  
11 *paragraph (c);*

12       (e) *The amount of the periodic rent charged by the landlord*  
13 *for each dwelling unit described in paragraph (c) and the*  
14 *frequency with which the periodic rent is charged to the tenant of*  
15 *each dwelling unit; and*

16       (f) *The name of the property manager of the premises and the*  
17 *name of the real estate broker with whom the property manager is*  
18 *associated, if applicable.*

19       2. *Each landlord shall report to the Housing Division the*  
20 *information described in subsection 1 on or before January 1 of*  
21 *each year and any time there is a change in the information*  
22 *described in subsection 1 of the landlord.*

23       3. *A report described in subsection 2 must be made in the*  
24 *manner prescribed by the Housing Division.*

25       4. *A property manager may not provide services to a landlord*  
26 *who is not listed in the registry described in subsection 1.*

27       5. *As used in this section:*

28       (a) *“Property manager” has the meaning ascribed to it in*  
29 *NRS 645.0195.*

30       (b) *“Real estate broker” has the meaning ascribed to it in*  
31 *NRS 645.030.*

