

ASSEMBLY BILL NO. 44—COMMITTEE ON JUDICIARY

(ON BEHALF OF THE NEVADA LEAGUE OF
CITIES AND MUNICIPALITIES)

PREFILED DECEMBER 20, 2012

Referred to Committee on Judiciary

SUMMARY—Requires associations of planned communities to allow the outdoor storage of trash and recycling containers under certain circumstances. (BDR 10-262)

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.

AN ACT relating to common-interest communities; requiring associations of planned communities to allow the outdoor storage of trash and recycling containers under certain circumstances; requiring the Commission for Common-Interest Communities and Condominium Hotels to adopt regulations pertaining to the storage of trash and recycling containers; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 This bill restricts the authority of an association of a planned community to
2 regulate the storage of trash and recycling containers on the premises of attached or
3 detached residential units with curbside trash and recycling collection. Under
4 **section 1** of this bill, the rules of an association governing the storage of trash and
5 recycling containers must allow the unit’s owner, or a tenant of the unit’s owner, to
6 store the containers outside any building or garage on the premises of the unit. The
7 rules may provide that the containers must be screened in such a manner that the
8 containers are not visible from the street or sidewalk. **Section 1** also: (1) requires
9 the Commission for Common-Interest Communities and Condominium Hotels to
10 adopt regulations prescribing the specifications and maximum cost of a screen that
11 may be used by a unit’s owner or tenant; and (2) provides that a screen used by a
12 unit’s owner or tenant must comply with all applicable codes and regulations.
13 Finally, **section 1** allows an association to adopt rules that reasonably restrict the
14 conditions under which trash and recycling containers are placed for collection,



15 including, without limitation, the area in which the containers may be placed and
16 the length of time for which the containers may be kept in that area.

17 **Section 2** of this bill provides that the restrictions on the authority of an
18 association of a planned community to regulate trash and recycling containers are
19 applicable only to associations containing more than six units.

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 this section, an association*
4 *of a planned community may not regulate or restrict the manner*
5 *in which containers for the collection of solid waste or recyclable*
6 *materials are stored on the premises of a residential unit with*
7 *curbside service.*

8 *2. An association of a planned community may adopt rules*
9 *that reasonably restrict the manner in which containers for the*
10 *collection of solid waste or recyclable materials are stored on the*
11 *premises of a residential unit with curbside service during the time*
12 *the containers are not within the collection area. The rules*
13 *adopted by the association must allow the unit's owner, or a tenant*
14 *of the unit's owner, to store containers for the collection of solid*
15 *waste or recyclable materials outside any building or garage on*
16 *the premises of the unit during the time the containers are not*
17 *within the collection area. The rules may provide that the*
18 *containers must be screened in such a manner that the containers*
19 *are not visible from the street or sidewalk. The Commission shall*
20 *adopt regulations prescribing the specifications of any device,*
21 *structure or item used by a unit's owner or tenant to screen*
22 *containers for the collection of solid waste or recyclable materials,*
23 *including, without limitation, the side, location, color, material,*
24 *maximum cost and manner of attachment of the device, structure*
25 *or item to any other structure on the premises of the unit. A*
26 *device, structure or item used by a unit's owner or tenant to screen*
27 *containers for the collection of solid waste or recyclable materials*
28 *must comply with all applicable codes and regulations.*

29 *3. An association of a planned community may adopt rules*
30 *that reasonably restrict the conditions under which containers for*
31 *the collection of solid waste or recyclable materials are placed in*
32 *the collection area, including, without limitation:*

33 *(a) The boundaries of the collection area;*

34 *(b) The time at which the containers may be placed in the*
35 *collection area; and*



1 (c) *The length of time for which the containers may be kept in*
2 *the collection area.*

3 4. *As used in this section:*

4 (a) *“Collection area” means the area designated for the*
5 *collection of the contents of containers for the collection of solid*
6 *waste or recyclable materials.*

7 (b) *“Curbside service” means the collection of solid waste or*
8 *recyclable materials on an individual basis for each residential*
9 *unit by an entity that is authorized to collect solid waste or*
10 *recyclable materials.*

11 (c) *“Recyclable material” has the meaning ascribed to it in*
12 *NRS 444A.013.*

13 (d) *“Residential unit” means an attached or detached unit*
14 *intended or designed to be occupied by one family.*

15 (e) *“Solid waste” has the meaning ascribed to it in*
16 *NRS 444.490.*

17 **Sec. 2.** NRS 116.1203 is hereby amended to read as follows:

18 116.1203 1. Except as otherwise provided in subsections 2
19 and 3, if a planned community contains no more than 12 units and is
20 not subject to any developmental rights, it is subject only to NRS
21 116.1106 and 116.1107 unless the declaration provides that this
22 entire chapter is applicable.

23 2. The provisions of NRS 116.12065 and the definitions set
24 forth in NRS 116.005 to 116.095, inclusive, to the extent that the
25 definitions are necessary to construe any of those provisions, apply
26 to a residential planned community containing more than 6 units.

27 3. Except for NRS 116.3104, 116.31043, 116.31046 and
28 116.31138, the provisions of NRS 116.3101 to 116.350, inclusive,
29 *and section 1 of this act* and the definitions set forth in NRS
30 116.005 to 116.095, inclusive, to the extent that such definitions are
31 necessary in construing any of those provisions, apply to a
32 residential planned community containing more than 6 units.



