
ASSEMBLY BILL NO. 447—ASSEMBLYWOMAN ANDERSON

MARCH 27, 2023

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to the collection of rent.
(BDR 10-965)

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

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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 property; authorizing a landlord to enter into an agreement with a person for the processing of payments or collection of rent; establishing certain requirements for a person who processes payments for or collects rent pursuant to such an agreement; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law makes the rent owed by a tenant to a landlord payable without
2 demand or notice at the time and place agreed upon by the landlord and tenant.
3 (NRS 118A.210) This bill authorizes a landlord to enter into an agreement with a
4 person to process payments for and collect rent from a tenant. This bill requires a
5 person who processes payments for or collects rent pursuant to such an agreement to:
6 to: (1) ensure the processing of payments and collection and remittance of rent
7 occurs in a timely fashion; (2) process a payment for or collect only the amount of
8 rent due from a tenant unless the tenant authorizes a different amount; (3) provide
9 each tenant with a clear notification of the date on which a payment will be
10 processed or an amount of rent collected or remitted; (4) maintain and provide each
11 tenant upon request a record of all payments, collections and remittances; and (5)
12 keep confidential all banking and financial information of a tenant. This bill makes
13 it a deceptive trade practice for a person who processes payments for or collects
14 rent pursuant to an agreement with a landlord to negligently or willfully fail to
15 satisfy such requirements.



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. *A landlord may enter into an agreement with a person for*
4 *the processing of payments for or collection of rent from a tenant.*

5 2. *Each person who processes payments for or collects rent*
6 *pursuant to an agreement entered into pursuant to subsection 1*
7 *shall:*

8 (a) *Ensure that each payment is processed and all rent*
9 *collected is remitted to a landlord in a timely fashion;*

10 (b) *Process a payment for or collect only the amount of rent*
11 *due from a tenant or such other amount as a tenant may*
12 *authorize;*

13 (c) *Provide each tenant with a clear notification of the date*
14 *that each payment will be processed, each amount of rent will be*
15 *collected and each amount of rent will be remitted to a landlord;*

16 (d) *Maintain and provide to each tenant upon request a record*
17 *of all payments processed and rent collected from the tenant and*
18 *remitted to a landlord; and*

19 (e) *Keep confidential all banking and related financial*
20 *information of each tenant.*

21 3. *A negligent or willful violation of subsection 2 constitutes*
22 *a deceptive trade practice for the purposes of NRS 598.0903 to*
23 *598.0999, inclusive.*

24 **Sec. 2.** This act becomes effective on July 1, 2023.

