

SENATE BILL NO. 151—SENATORS RATTI, CANCELA, SPEARMAN,  
PARKS; BROOKS, D. HARRIS, OHRENSCHALL AND WOODHOUSE

FEBRUARY 12, 2019

Referred to Committee on Judiciary

SUMMARY—Revises provisions related to certain proceedings concerning property. (BDR 3-516)

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; removing and revising certain provisions relating to actions for summary eviction; reorganizing procedures for summary eviction of a tenant of a commercial premise; revising provisions governing notices to surrender possession of real property or a mobile home; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

Existing law provides for a summary eviction procedure when the tenant of any dwelling, apartment, mobile home, recreational vehicle or commercial premises with periodic rent due by the month or a shorter period defaults in the payment of the rent. (NRS 40.253) **Section 1.7** of this bill removes the provisions governing the summary eviction procedure for a tenant of a commercial premise, thereby making **section 1.7** solely applicable to summary eviction for the tenant of any dwelling, apartment, mobile home or recreational vehicle. **Section 1** of this bill reorganizes the summary eviction procedure for a tenant of a commercial premise.

Existing law requires the landlord or the landlord's agent to serve a notice in writing informing the tenant that he or she must pay the rent or surrender the premises at or before the fifth full day following the day of service. (NRS 40.253) **Section 1.7** of this bill increases the period of time that a tenant has to act after receiving such notice from 5 full days to 7 judicial days.

Existing law authorizes a court, in an action for summary eviction, to order the removal of a tenant in default for rental payments. Existing law requires a sheriff or constable to remove such a tenant within 24 hours after the court issues such an order. (NRS 40.253) **Section 1.7** revises the period of time before the removal of the tenant to not earlier than 24 hours and not more than 36 hours after the court order.

Existing law authorizes a landlord to utilize procedures for summary eviction when a tenant of a dwelling unit, part of a low-rent housing program operated by a



public housing authority, a mobile home or a recreational vehicle is guilty of certain unlawful detainers. (NRS 40.254) **Section 2** of this bill eliminates the ability of a landlord of a low-rent housing program operated by a public housing authority to utilize such procedures for summary eviction. **Section 2** also provides that the term "dwelling unit" does not include a low-income unit and defines "low-income unit" for the purpose of **section 2**.

Existing law provides that a person who holds over and continues in possession of real property or a mobile home which has been foreclosed or sold under certain circumstances may be removed pursuant to certain proceedings after a 3-day notice to surrender has been served. (NRS 40.255) **Section 3** of this bill additionally provides that an existing lease of residential property will remain in effect if the property is transferred or sold to a new owner under certain circumstances. **Section 3** provides for the duties and obligations of the tenant and the new owner.

Existing law requires a tenant to be served with certain notices to surrender. Existing law authorizes such service: (1) by delivering a copy of the notice to the tenant personally, in the presence of a witness, or by a sheriff, constable or certain other persons; (2) by leaving the notice with a person who meets certain qualifications at the place of residence or business of the tenant; or (3) by posting the notice on the rental property, delivering the notice to the person living there, if possible, and mailing a copy to the tenant. (NRS 40.280) **Section 4** of this bill provides that a notice to surrender the premises must be served by a sheriff, a constable, certain persons licensed as a process server or the agent of an attorney under certain circumstances. **Sections 4.5-7.5** of this bill make conforming changes.

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

**Section 1.** Chapter 40 of NRS is hereby amended by adding thereto a new section to read as follows:

*1. In addition to the remedy provided in NRS 40.2512 and 40.290 to 40.420, inclusive, when the tenant of any commercial premises with periodic rent reserved by the month or any shorter period is in default in payment of the rent, the landlord or the landlord's agent, unless otherwise agreed in writing, may serve or have served a notice in writing, requiring in the alternative the payment of the rent or the surrender of the premises:*

*(a) At or before noon of the fifth full day following the day of service; or*

*(b) If the landlord chooses not to proceed in the manner set forth in paragraph (a) and the rent is reserved by a period of 1 week or less and the tenancy has not continued for more than 45 days, at or before noon of the fourth full day following the day of service.*

*➤ As used in this subsection, "day of service" means the day the landlord or the landlord's agent personally delivers the notice to the tenant. If personal service was not so delivered, the "day of service" means the day the notice is delivered, after posting and mailing pursuant to subsection 2, to the sheriff or constable for service if the request for service is made before noon. If the request for service*



1 *by the sheriff or constable is made after noon, the "day of service"*  
2 *shall be deemed to be the day next following the day that the request*  
3 *is made for service by the sheriff or constable.*

4 2. *A landlord or the landlord's agent who serves a notice to a*  
5 *tenant pursuant to paragraph (b) of subsection 1 shall attempt to*  
6 *deliver a copy of the notice to the tenant personally, in the presence*  
7 *of a witness. If service is accomplished by the sheriff, constable or*  
8 *a person who is licensed as a process server pursuant to chapter 648*  
9 *of NRS, the presence of a witness is not required. If the notice*  
10 *cannot be delivered in person, the landlord or the landlord's agent:*

11 (a) *Shall post a copy of the notice in a conspicuous place on the*  
12 *premises and mail the notice by overnight mail; and*

13 (b) *After the notice has been posted and mailed, may deliver the*  
14 *notice to the sheriff or constable for service in the manner set forth*  
15 *in subsection 1 of NRS 40.280. The sheriff or constable shall not*  
16 *accept the notice for service unless it is accompanied by written*  
17 *evidence, signed by the tenant when the tenant took possession of*  
18 *the premises, that the landlord or the landlord's agent informed the*  
19 *tenant of the provisions of this section which set forth the lawful*  
20 *procedures for eviction from a short-term tenancy. Upon*  
21 *acceptance, the sheriff or constable shall serve the notice within 48*  
22 *hours after the request for service was made by the landlord or the*  
23 *landlord's agent.*

24 3. *A notice served pursuant to subsection 1 or 2 must:*

25 (a) *Identify the court that has jurisdiction over the matter; and*

26 (b) *Advise the tenant:*

27 (1) *Of the tenant's right to contest the matter by filing, within*  
28 *the time specified in subsection 1 for the payment of the rent or*  
29 *surrender of the premises, an affidavit with the court that has*  
30 *jurisdiction over the matter stating that the tenant has tendered*  
31 *payment or is not in default in the payment of the rent; and*

32 (2) *That if the court determines that the tenant is guilty of an*  
33 *unlawful detainer, the court may issue a summary order for*  
34 *removal of the tenant or an order providing for the nonadmittance*  
35 *of the tenant, directing the sheriff or constable of the county to*  
36 *remove the tenant within 24 hours after receipt of the order.*

37 4. *If the tenant files an affidavit pursuant to paragraph (b) of*  
38 *subsection 3 at or before the time stated in the notice, the landlord*  
39 *or the landlord's agent, after receipt of a file-stamped copy of the*  
40 *affidavit, shall not provide for the nonadmittance of the tenant to*  
41 *the premises by locking or otherwise.*

42 5. *Upon noncompliance of the tenant with a notice served*  
43 *pursuant to subsection 1 or 2:*

44 (a) *The landlord or the landlord's agent may apply by affidavit*  
45 *of complaint for eviction to the justice court of the township in*



1 *which the commercial premises is located or to the district court of*  
2 *the county in which the commercial premises is located, whichever*  
3 *has jurisdiction over the matter. The court may thereupon issue an*  
4 *order directing the sheriff or constable of the county to remove the*  
5 *tenant within 24 hours after receipt of the order. The affidavit must*  
6 *state or contain:*

7 (1) *The date the tenancy commenced.*

8 (2) *The amount of periodic rent reserved.*

9 (3) *The amounts of any cleaning, security or rent deposits*  
10 *paid in advance, in excess of the first month's rent, by the tenant.*

11 (4) *The date the rental payments became delinquent.*

12 (5) *The length of time the tenant has remained in possession*  
13 *without paying rent.*

14 (6) *The amount of rent claimed due and delinquent.*

15 (7) *A statement that the written notice was served on the*  
16 *tenant pursuant to subsection 1 or 2 or in accordance with*  
17 *NRS 40.280.*

18 (8) *A copy of the written notice served on the tenant.*

19 (9) *A copy of the signed written rental agreement, if any.*

20 (b) *Except when the tenant has timely filed an affidavit*  
21 *described in paragraph (b) of subsection 3 and a file-stamped copy*  
22 *of the affidavit has been received by the landlord or the landlord's*  
23 *agent, the landlord or the landlord's agent may, in a peaceable*  
24 *manner, provide for the nonadmittance of the tenant to the premises*  
25 *by locking or otherwise.*

26 6. *Upon the filing by the tenant of an affidavit pursuant to*  
27 *paragraph (b) of subsection 3, regardless of the information*  
28 *contained in the affidavit or the filing by the landlord of an affidavit*  
29 *pursuant to paragraph (b) of subsection 5, the justice court or the*  
30 *district court shall hold a hearing, after service of notice of the*  
31 *hearing upon the parties, to determine the truthfulness and*  
32 *sufficiency of any affidavit or notice provided for in this section. If*  
33 *the court determines that there is no legal defense as to the alleged*  
34 *unlawful detainer and the tenant is guilty of an unlawful detainer,*  
35 *the court may issue a summary order for removal of the tenant or*  
36 *an order providing for the nonadmittance of the tenant. If the court*  
37 *determines that there is a legal defense as to the alleged unlawful*  
38 *detainer, the court shall refuse to grant either party any relief and,*  
39 *except as otherwise provided in this subsection, shall require that*  
40 *any further proceedings be conducted pursuant to NRS 40.290 to*  
41 *40.420, inclusive. The issuance of a summary order for removal of*  
42 *the tenant does not preclude an action by the tenant for any*  
43 *damages or other relief to which the tenant may be entitled. If the*  
44 *alleged unlawful detainer was based upon subsection 5 of NRS*  
45 *40.2514, the refusal by the court to grant relief does not preclude*



1 *the landlord thereafter from pursuing an action for unlawful*  
2 *detainer in accordance with NRS 40.251.*

3 7. *A tenant may, upon payment of the appropriate fees relating*  
4 *to the filing and service of a motion, file a motion with the court, on*  
5 *a form provided by the clerk of the court, to dispute the amount of*  
6 *the costs, if any, claimed by the landlord pursuant to NRS 118C.230*  
7 *for the inventory, moving and storage of personal property left on*  
8 *the premises. The motion must be filed within 20 days after the*  
9 *summary order for removal of the tenant or the abandonment of the*  
10 *premises by the tenant, or within 20 days after:*

11 (a) *The tenant has vacated or been removed from the premises;*  
12 *and*

13 (b) *A copy of those charges has been requested by or provided*  
14 *to the tenant,*

15 *↪ whichever is later.*

16 8. *Upon the filing of a motion pursuant to subsection 7, the*  
17 *court shall schedule a hearing on the motion. The hearing must be*  
18 *held within 10 days after the filing of the motion. The court shall*  
19 *affix the date of the hearing to the motion and order a copy served*  
20 *upon the landlord by the sheriff, constable or other process server.*  
21 *At the hearing, the court may:*

22 (a) *Determine the costs due, if any, claimed by the landlord*  
23 *pursuant to 118C.230 and any accumulating daily costs; and*

24 (b) *Order the release of the tenant's property upon the payment*  
25 *of the costs determined to be due or if no charges are determined to*  
26 *be due.*

27 9. *A landlord shall not refuse to accept rent from a tenant that*  
28 *is submitted after the landlord or the landlord's agent has served or*  
29 *had served a notice pursuant to subsection 1 if the refusal is based*  
30 *on the fact that the tenant has not paid collection fees, attorney's*  
31 *fees or other costs other than rent, a reasonable charge for late*  
32 *payments of rent or dishonored checks.*

33 **Sec. 1.3.** NRS 40.215 is hereby amended to read as follows:

34 40.215 As used in NRS 40.215 to 40.425, inclusive, *and section*  
35 *1 of this act*, unless the context requires otherwise:

36 1. "Dwelling" or "dwelling unit" means a structure or part  
37 thereof that is occupied, or designed or intended for occupancy, as a  
38 residence or sleeping place by one person who maintains a household  
39 or by two or more persons who maintain a common household.

40 2. "Landlord's agent" means a person who is hired or authorized  
41 by the landlord or owner of real property to manage the property or  
42 dwelling unit, to enter into a rental agreement on behalf of the  
43 landlord or owner of the property or who serves as a person within  
44 this State who is authorized to act for and on behalf of the landlord or  
45 owner for the purposes of service of process or receiving notices and



demands. A landlord's agent may also include a successor landlord or a property manager as defined in NRS 645.0195.

3. "Mobile home" means every vehicle, including equipment, which is constructed, reconstructed or added to in such a way as to have an enclosed room or addition occupied by one or more persons as a residence or sleeping place and which has no foundation other than wheels, jacks, skirting or other temporary support.

4. "Mobile home lot" means a portion of land within a mobile home park which is rented or held out for rent to accommodate a mobile home.

5. "Mobile home park" or "park" means an area or tract of land where two or more mobile homes or mobile home lots are rented or held out for rent. "Mobile home park" or "park" does not include those areas or tracts of land, whether within or outside of a park, where the lots are held out for rent on a nightly basis.

6. "Premises" includes a mobile home.

7. "Recreational vehicle" means a vehicular structure primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled or mounted upon or drawn by a motor vehicle.

8. "Recreational vehicle lot" means a portion of land within a recreational vehicle park, or a portion of land so designated within a mobile home park, which is rented or held out for rent to accommodate a recreational vehicle overnight or for less than 3 months.

9. "Recreational vehicle park" means an area or tract of land where lots are rented or held out for rent to accommodate a recreational vehicle overnight or for less than 3 months.

10. "Short-term tenancy" means a tenancy in which rent is reserved by a period of 1 week and the tenancy has not continued for more than 45 days.

**Sec. 1.7.** NRS 40.253 is hereby amended to read as follows:

40.253 1. Except as otherwise provided in subsection 10, in addition to the remedy provided in NRS 40.2512 and 40.290 to 40.420, inclusive, when the tenant of any dwelling, apartment, mobile home ~~[ ]~~ or recreational vehicle ~~[or commercial premises]~~ with periodic rent reserved by the month or any shorter period is in default in payment of the rent, the landlord or the landlord's agent, unless otherwise agreed in writing, may serve or have served a notice in writing, requiring in the alternative the payment of the rent or the surrender of the premises:

(a) ~~[At]~~ On or before ~~[noon of]~~ 5 p.m. on the ~~[fifth full]~~ seventh judicial day following the day of service; or

(b) If the landlord chooses not to proceed in the manner set forth in paragraph (a) and the rent is reserved by a period of 1 week or less



1 and the tenancy has not continued for more than 45 days, at or before  
2 noon of the fourth full day following the day of service.

3 ➔ As used in this subsection, "day of service" means the day the  
4 landlord or the landlord's agent personally delivers the notice to the  
5 tenant. If personal service was not so delivered, the "day of service"  
6 means the day the notice is delivered, after posting and mailing  
7 pursuant to subsection 2, to the sheriff or constable for service if the  
8 request for service is made before noon. If the request for service by  
9 the sheriff or constable is made after noon, the "day of service" shall  
10 be deemed to be the day next following the day that the request is  
11 made for service by the sheriff or constable.

12 2. A landlord or the landlord's agent who serves a notice to a  
13 tenant pursuant to paragraph (b) of subsection 1 shall attempt to  
14 deliver the notice in person in the manner set forth in ~~paragraph (a)~~  
15 ~~of~~ subsection ~~H~~ 2 of ~~NRS 40.280.~~ *section 1 of this act.* If the  
16 notice cannot be delivered in person, the landlord or the landlord's  
17 agent:

18 (a) Shall post a copy of the notice in a conspicuous place on the  
19 premises and mail the notice by overnight mail; and

20 (b) After the notice has been posted and mailed, may deliver the  
21 notice to the sheriff or constable for service in the manner set forth in  
22 subsection 1 of NRS 40.280. The sheriff or constable shall not accept  
23 the notice for service unless it is accompanied by written evidence,  
24 signed by the tenant when the tenant took possession of the premises,  
25 that the landlord or the landlord's agent informed the tenant of the  
26 provisions of this section which set forth the lawful procedures for  
27 eviction from a short-term tenancy. Upon acceptance, the sheriff or  
28 constable shall serve the notice within 48 hours after the request for  
29 service was made by the landlord or the landlord's agent.

30 3. A notice served pursuant to subsection 1 or 2 must:

31 (a) Identify the court that has jurisdiction over the matter; and

32 (b) Advise the tenant:

33 (1) Of the tenant's right to contest the matter by filing, within  
34 the time specified in subsection 1 for the payment of the rent or  
35 surrender of the premises, an affidavit with the court that has  
36 jurisdiction over the matter stating that the tenant has tendered  
37 payment or is not in default in the payment of the rent;

38 (2) That if the court determines that the tenant is guilty of an  
39 unlawful detainer, the court may issue a summary order for removal  
40 of the tenant or an order providing for the nonadmittance of the  
41 tenant, directing the sheriff or constable of the county to remove  
42 tenant ~~within 24~~ *not earlier than 24* hours *but not more than 36*  
43 *hours* after receipt of the order; and

44 (3) That, pursuant to NRS 118A.390, a tenant may seek relief  
45 if a landlord unlawfully removes the tenant from the premises or





1 excludes the tenant by blocking or attempting to block the tenant's  
2 entry upon the premises or willfully interrupts or causes or permits  
3 the interruption of an essential service required by the rental  
4 agreement or chapter 118A of NRS.

5 4. If the tenant files such an affidavit at or before the time stated  
6 in the notice, the landlord or the landlord's agent, after receipt of a  
7 file-stamped copy of the affidavit which was filed, shall not provide  
8 for the nonadmittance of the tenant to the premises by locking or  
9 otherwise.

10 5. Upon noncompliance with the notice:

11 (a) The landlord or the landlord's agent may apply by affidavit of  
12 complaint for eviction to the justice court of the township in which  
13 the dwelling, apartment, mobile home ~~{}~~ or recreational vehicle ~~{}~~  
14 ~~commercial premises~~ are located or to the district court of the county  
15 in which the dwelling, apartment, mobile home ~~{}~~ or recreational  
16 vehicle ~~{}~~ ~~commercial premises~~ are located, whichever has  
17 jurisdiction over the matter. The court may thereupon issue an order  
18 directing the sheriff or constable of the county to remove the tenant  
19 ~~{within 24}~~ *not earlier than 24* hours *but not more than 36 hours*  
20 after receipt of the order. The affidavit must state or contain:

21 (1) The date the tenancy commenced.

22 (2) The amount of periodic rent reserved.

23 (3) The amounts of any cleaning, security or rent deposits paid  
24 in advance, in excess of the first month's rent, by the tenant.

25 (4) The date the rental payments became delinquent.

26 (5) The length of time the tenant has remained in possession  
27 without paying rent.

28 (6) The amount of rent claimed due and delinquent.

29 (7) A statement that the written notice was served on the  
30 tenant in accordance with NRS 40.280.

31 (8) A copy of the written notice served on the tenant.

32 (9) A copy of the signed written rental agreement, if any.

33 (b) Except when the tenant has timely filed the affidavit described  
34 in subsection 3 and a file-stamped copy of it has been received by the  
35 landlord or the landlord's agent, and except when the landlord is  
36 prohibited pursuant to NRS 118A.480, the landlord or the landlord's  
37 agent may, in a peaceable manner, provide for the nonadmittance of  
38 the tenant to the premises by locking or otherwise.

39 6. Upon the filing by the tenant of the affidavit permitted in  
40 subsection 3, regardless of the information contained in the affidavit,  
41 and the filing by the landlord of the affidavit permitted by subsection  
42 5, the justice court or the district court shall hold a hearing, after  
43 service of notice of the hearing upon the parties, to determine the  
44 truthfulness and sufficiency of any affidavit or notice provided for in  
45 this section. If the court determines that there is no legal defense as to





1 the alleged unlawful detainer and the tenant is guilty of an unlawful  
2 detainer, the court may issue a summary order for removal of the  
3 tenant or an order providing for the nonadmittance of the tenant. If  
4 the court determines that there is a legal defense as to the alleged  
5 unlawful detainer, the court shall refuse to grant either party any  
6 relief, and, except as otherwise provided in this subsection, shall  
7 require that any further proceedings be conducted pursuant to NRS  
8 40.290 to 40.420, inclusive. The issuance of a summary order for  
9 removal of the tenant does not preclude an action by the tenant for  
10 any damages or other relief to which the tenant may be entitled. If the  
11 alleged unlawful detainer was based upon subsection 5 of NRS  
12 40.2514, the refusal by the court to grant relief does not preclude the  
13 landlord thereafter from pursuing an action for unlawful detainer in  
14 accordance with NRS 40.251.

15 7. The tenant may, upon payment of the appropriate fees relating  
16 to the filing and service of a motion, file a motion with the court, on  
17 a form provided by the clerk of the court, to dispute the amount of the  
18 costs, if any, claimed by the landlord pursuant to NRS 118A.460 ~~for~~  
19 ~~118C.230~~ for the inventory, moving and storage of personal property  
20 left on the premises. The motion must be filed within 20 days after  
21 the summary order for removal of the tenant or the abandonment of  
22 the premises by the tenant, or within 20 days after:

23 (a) The tenant has vacated or been removed from the premises;  
24 and

25 (b) A copy of those charges has been requested by or provided to  
26 the tenant,

27 ➤ whichever is later.

28 8. Upon the filing of a motion pursuant to subsection 7, the court  
29 shall schedule a hearing on the motion. The hearing must be held  
30 within 10 days after the filing of the motion. The court shall affix the  
31 date of the hearing to the motion and order a copy served upon  
32 the landlord by the sheriff, constable or other process server. At the  
33 hearing, the court may:

34 (a) Determine the costs, if any, claimed by the landlord pursuant  
35 to NRS 118A.460 ~~for 118C.230~~ and any accumulating daily costs;  
36 and

37 (b) Order the release of the tenant's property upon the payment  
38 of the charges determined to be due or if no charges are determined  
39 to be due.

40 9. A landlord shall not refuse to accept rent from a tenant that is  
41 submitted after the landlord or the landlord's agent has served or had  
42 served a notice pursuant to subsection 1 if the refusal is based on the  
43 fact that the tenant has not paid collection fees, attorney's fees or  
44 other costs other than rent, a reasonable charge for late payments of



rent or dishonored checks, or a security. As used in this subsection, “security” has the meaning ascribed to it in NRS 118A.240.

10. This section does not apply to the tenant of ~~fa~~:

(a) A mobile home lot in a mobile home park or to the tenant of a recreational vehicle lot in an area of a mobile home park in this State other than an area designated as a recreational vehicle lot pursuant to the provisions of subsection 8 of NRS 40.215 ~~h~~; or

(b) A low-income housing project.

11. As used in this section, “low-income housing project” has the meaning ascribed to it in 26 U.S.C. § 42(g).

Sec. 2. NRS 40.254 is hereby amended to read as follows:

40.254 1. Except as otherwise provided by specific statute, in addition to the remedy provided in NRS 40.290 to 40.420, inclusive, when the tenant of a dwelling unit, ~~part of a low-rent housing program operated by a public housing authority,~~ a mobile home or a recreational vehicle is guilty of an unlawful detainer pursuant to NRS 40.250, 40.251, 40.2514 or 40.2516, the landlord or the landlord’s agent may utilize the summary procedures for eviction as provided in NRS 40.253 except that written notice to surrender the premises must:

(a) Be given to the tenant in accordance with the provisions of NRS 40.280;

(b) Advise the tenant of the court that has jurisdiction over the matter; and

(c) Advise the tenant of the tenant’s right to:

(1) Contest the notice by filing before the court’s close of business on the fifth judicial day after the day of service of the notice an affidavit with the court that has jurisdiction over the matter stating the reasons why the tenant is not guilty of an unlawful detainer; or

(2) Request that the court stay the execution of the order for removal of the tenant or order providing for nonadmittance of the tenant for a period not exceeding 10 days pursuant to subsection 2 of NRS 70.010, stating the reasons why such a stay is warranted.

2. The affidavit of the landlord or the landlord’s agent submitted to the justice court or the district court must state or contain:

(a) The date when the tenancy commenced, the term of the tenancy and, if any, a copy of the rental agreement. If the rental agreement has been lost or destroyed, the landlord or the landlord’s agent may attach an affidavit or declaration, signed under penalty of perjury, stating such loss or destruction.

(b) The date when the tenancy or rental agreement allegedly terminated.

(c) The date when written notice to surrender was given to the tenant pursuant to the provisions of NRS 40.251, 40.2514 or 40.2516, together with any facts supporting the notice.



(d) The date when the written notice was given, a copy of the notice and a statement that notice was served in accordance with NRS 40.280 and, if applicable, a copy of the notice of change of ownership served on the tenant pursuant to NRS 40.255 if the property has been purchased as a residential foreclosure.

(e) A statement that the claim for relief was authorized by law.

3. If the tenant is found guilty of unlawful detainer as a result of the tenant's violation of any of the provisions of NRS 453.011 to 453.552, inclusive, except NRS 453.336, the landlord is entitled to be awarded any reasonable attorney's fees incurred by the landlord or the landlord's agent as a result of a hearing, if any, held pursuant to subsection 6 of NRS 40.253 wherein the tenant contested the eviction.

*4. For the purpose of this section, the term "dwelling unit" does not include a low-income unit. As used in this subsection, "low-income unit" has the meaning ascribed to it in 26 U.S.C. § 42.*

**Sec. 2.5.** NRS 40.2545 is hereby amended to read as follows:

40.2545 1. In any action for summary eviction pursuant to NRS 40.253 or 40.254 ~~§~~ *or subsection 1 of this act*, the eviction case court file is sealed automatically and not open to inspection:

(a) Upon the entry of a court order which denies or dismisses the action for summary eviction; or

(b) Thirty-one days after the tenant has filed an affidavit described in subsection 3 of NRS 40.253 ~~§~~ *or subsection 3 of section 1 of this act*, if the landlord has failed to file an affidavit of complaint pursuant to subsection 5 of NRS 40.253 *or subsection 5 of section 1 of this act* within 30 days after the tenant filed the affidavit.

2. In addition to the provisions for the automatic sealing of an eviction case court file pursuant to subsection 1, the court may order the sealing of an eviction case court file:

(a) Upon the filing of a written stipulation by the landlord and the tenant to set aside the order of eviction and seal the eviction case court file; or

(b) Upon motion of the tenant and decision by the court if the court finds that:

(1) The eviction should be set aside pursuant to Rule 60 of the Justice Court Rules of Civil Procedure; or

(2) Sealing the eviction case court file is in the interests of justice and those interests are not outweighed by the public's interest in knowing about the contents of the eviction case court file, after considering, without limitation, the following factors:

(I) Circumstances beyond the control of the tenant that led to the eviction;

(II) Other extenuating circumstances under which the order of eviction was granted; and



(III) The amount of time that has elapsed between the granting of the order of eviction and the filing of the motion to seal the eviction case court file.

3. If the court orders the eviction case court file sealed pursuant to this section, all proceedings recounted in the eviction case court file shall be deemed never to have occurred.

4. As used in this section, "eviction case court file" means all records relating to an action for summary eviction which are maintained by the court, including, without limitation, the affidavit of complaint and any other pleadings, proof of service, findings of the court, any order made on motion as provided in Nevada Rules of Civil Procedure, Justice Court Rules of Civil Procedure and local rules of practice and all other papers, records, proceedings and evidence, including exhibits and transcript of the testimony.

**Sec. 3.** NRS 40.255 is hereby amended to read as follows:

40.255 1. Except as otherwise provided in subsections ~~2~~ 4 and ~~7, 9~~, in any of the following cases, a person who holds over and continues in possession of real property or a mobile home after a 3-day written notice to surrender has been served upon the person may be removed as prescribed in NRS 40.290 to 40.420, inclusive:

(a) Where the property or mobile home has been sold under an execution against the person, or against another person under whom the person claims, and the title under the sale has been perfected;

(b) Where the property or mobile home has been sold upon the foreclosure of a mortgage, or under an express power of sale contained therein, executed by the person, or by another person under whom the person claims, and the title under the sale has been perfected;

(c) Where the property or mobile home has been sold under a power of sale granted by NRS 107.080 to the trustee of a deed of trust executed by the person, or by another person under whom the person claims, and the title under such sale has been perfected; or

(d) Where the property or mobile home has been sold by the person, or by another person under whom the person claims, and the title under the sale has been perfected.

2. *Except as otherwise provided in subsection 4, if the property has been transferred or sold as a residential sale, absent an agreement between the new owner and the tenant to modify or terminate an existing lease:*

*(a) The new owner has the rights, obligations and liabilities of the previous owner or landlord pursuant to chapter 118A of NRS under the lease or rental agreement which the previous owner or landlord entered into with the tenant or subtenant regarding the property;*



(b) *The tenant or subtenant continues to have the rights, obligations and liabilities that the tenant or subtenant had pursuant to chapter 118A of NRS under the lease or rental agreement which the tenant or subtenant entered into with the previous owner or landlord regarding the property; and*

(c) *Upon termination of the previous owner's interest in the property by residential transfer or sale, the previous owner shall transfer the security deposit in the manner set forth in paragraph (a) of subsection 1 of NRS 118A.244. The successor has the rights, obligations and liabilities of the former landlord as to any securities which are owed under this section or NRS 118A.242 at the time of transfer.*

3. *The new owner pursuant to subsection 2 must provide a notice to the tenant or subtenant within 30 days after the date of the transfer or sale:*

(a) *Providing the contact information of the new owner to whom rent should be remitted;*

(b) *Notifying the tenant or subtenant that the lease or rental agreement the tenant or subtenant entered into with the previous owner or landlord of the property continues in effect through the period of the lease term and states the amount held by the new owner for the security deposit; and*

(c) *Notifying the tenant or subtenant that failure to pay rent to the new owner or comply with any other term of the agreement or applicable law constitutes a breach of the lease or rental agreement and may result in eviction proceedings, including, without limitation, proceedings conducted pursuant to NRS 40.253 and 40.254.*

4. If the property has been sold as a residential foreclosure, a tenant or subtenant in actual occupation of the premises, other than a person whose name appears on the mortgage or deed, who holds over and continues in possession of real property or a mobile home in any of the cases described in paragraph (b) or (c) of subsection 1 may be removed as prescribed in NRS 40.290 to 40.420, inclusive, after receiving a notice of the change of ownership of the real property or mobile home and after the expiration of a notice period beginning on the date the notice was received by the tenant or subtenant and expiring:

(a) For all periodic tenancies with a period of less than 1 month, after not less than the number of days in the period; and

(b) For all other periodic tenancies or tenancies at will, after not less than 60 days.

~~3-1~~ 5. During the notice period described in subsection ~~2-1~~ 4:

(a) The new owner has the rights, obligations and liabilities of the previous owner or landlord pursuant to chapter 118A of NRS under



the lease or rental agreement which the previous owner or landlord entered into with the tenant or subtenant regarding the property; and

(b) The tenant or subtenant continues to have the rights, obligations and liabilities that the tenant or subtenant had pursuant to chapter 118A of NRS under the lease or rental agreement which the tenant or subtenant entered into with the previous owner or landlord regarding the property.

~~[4.]~~ 6. The notice described in subsection ~~[2.]~~ 4 must contain a statement:

(a) Providing the contact information of the new owner to whom rent should be remitted;

(b) Notifying the tenant or subtenant that the lease or rental agreement the tenant or subtenant entered into with the previous owner or landlord of the property continues in effect through the notice period described in subsection ~~[2.]~~ 4; and

(c) Notifying the tenant or subtenant that failure to pay rent to the new owner or comply with any other term of the agreement or applicable law constitutes a breach of the lease or rental agreement and may result in eviction proceedings, including, without limitation, proceedings conducted pursuant to NRS 40.253 and 40.254 ~~[.]~~

~~—5.]~~ or section 1 of this act.

7. If the property has been sold as a residential foreclosure in any of the cases described in paragraph (b) or (c) of subsection 1, no person may enter a record of eviction for a tenant or subtenant who vacates a property during the notice period described in subsection 2 ~~[.]~~ 4.

~~[6.]~~ 8. If the property has been sold as a residential foreclosure in any of the cases described in paragraphs (b) or (c) of subsection 1, nothing in this section shall be deemed to prohibit:

(a) The tenant from vacating the property at any time before the expiration of the notice period described in subsection ~~[2.]~~ 4 without any obligation to the new owner of a property purchased pursuant to a foreclosure sale or trustee's sale; or

(b) The new owner of a property purchased pursuant to a foreclosure sale or trustee's sale from:

(1) Negotiating a new purchase, lease or rental agreement with the tenant or subtenant; or

(2) Offering a payment to the tenant or subtenant in exchange for vacating the premises on a date earlier than the expiration of the notice period described in subsection ~~[2.]~~ 4.

~~[7.]~~ 9. This section does not apply to the tenant of a mobile home lot in a mobile home park.

~~[8.]~~ 10. As used in this section, "residential foreclosure" means the sale of a single family residence pursuant to NRS 40.430 or under a power of sale granted by NRS 107.080. As used in this subsection,



1 “single family residence” means a structure that is comprised of not  
2 more than four units.

3 **Sec. 4.** NRS 40.280 is hereby amended to read as follows:

4 40.280 1. Except as otherwise provided in NRS 40.253 ~~[ ]~~ *and*  
5 *section 1 of this act*, the notices required by NRS 40.251 to 40.260,  
6 inclusive, must be served ~~[ ]~~

7 ~~—(a) By delivering a copy to the tenant personally, in the presence~~  
8 ~~of a witness. If service is accomplished]~~ by the sheriff, *a* constable ,  
9 ~~[or]~~ a person who is licensed as a process server pursuant to chapter  
10 648 of NRS ~~[, the presence of a witness is not required.]~~ *or the agent*  
11 *of an attorney licensed to practice in this State:*

12 *(a) By delivering a copy to the tenant personally.*

13 (b) If the tenant is absent from the tenant’s place of residence or  
14 from the tenant’s usual place of business, by leaving a copy with a  
15 person of suitable age and discretion at either place and mailing a  
16 copy to the tenant at the tenant’s place of residence or place of  
17 business.

18 (c) If the place of residence or business cannot be ascertained, or  
19 a person of suitable age or discretion cannot be found there, by  
20 posting a copy in a conspicuous place on the leased property,  
21 delivering a copy to a person there residing, if the person can be  
22 found, and mailing a copy to the tenant at the place where the leased  
23 property is situated.

24 2. The notices required by NRS 40.230, 40.240 and 40.414 must  
25 be served upon an unlawful or unauthorized occupant:

26 (a) Except as otherwise provided in this paragraph and paragraph  
27 (b), by delivering a copy to the unlawful or unauthorized occupant  
28 personally, in the presence of a witness. If service is accomplished by  
29 the sheriff, constable or a person who is licensed as a process server  
30 pursuant to chapter 648 of NRS, the presence of a witness is not  
31 required.

32 (b) If the unlawful or unauthorized occupant is absent from the  
33 real property, by leaving a copy with a person of suitable age and  
34 discretion at the property and mailing a copy to the unlawful or  
35 unauthorized occupant at the place where the property is situated. If  
36 the occupant is unknown, the notice must be addressed to “Current  
37 Occupant.”

38 (c) If a person of suitable age or discretion cannot be found at the  
39 real property, by posting a copy in a conspicuous place on the  
40 property and mailing a copy to the unlawful or unauthorized occupant  
41 at the place where the property is situated. If the occupant is unknown,  
42 the notice must be addressed to “Current Occupant.”

43 3. Service upon a subtenant may be made in the same manner as  
44 provided in subsection 1.





4. Proof of service of any notice required by NRS 40.230 to 40.260, inclusive, must be filed with the court before:

(a) An order for removal of a tenant is issued pursuant to NRS 40.253 or 40.254;

(b) An order for removal of an unlawful or unauthorized occupant is issued pursuant to NRS 40.414; ~~or~~

(c) A writ of restitution is issued pursuant to NRS 40.290 to 40.420, inclusive ~~or~~; *or*

*(d) An order for removal of a commercial tenant pursuant to section 1 of this act.*

5. Proof of service of an order or writ filed pursuant to *paragraph (a), (b) or (c) of* subsection 4 must consist of:

(a) Except as otherwise provided in ~~paragraphs~~ *paragraph (b) :* ~~and (c);~~

(1) If the notice was served pursuant to ~~paragraph (a) of~~ subsection 1 ~~or~~, *a written statement, endorsed by the person who served the notice, stating the date and manner of service. The statement must also include the number of the badge or license of the person who served the notice. If the notice was served by the agent of an attorney licensed in this State, the statement must be accompanied by a declaration, signed by the attorney and bearing the license number of the attorney, stating that the attorney:*

*(I) Was retained by the landlord in an action pursuant to NRS 40.290 to 40.420, inclusive;*

*(II) Reviewed the date and manner of service by the agent; and*

*(III) Believes to the best of his or her knowledge that such service complies with the requirements of this section.*

*(2) If the notice was served pursuant to* paragraph (a) of subsection 2, an affidavit or declaration signed by the tenant or the unlawful or unauthorized occupant, as applicable, and a witness, signed under penalty of perjury by the server, acknowledging that the tenant or occupant received the notice on a specified date.

~~[(2)]~~ (3) If the notice was served pursuant to ~~paragraph (b) or (c) of subsection 1 or~~ paragraph (b) or (c) of subsection 2, an affidavit or declaration signed under penalty of perjury by the person who served the notice, stating the date and manner of service and accompanied by a confirmation of delivery or certificate of mailing issued by the United States Postal Service or confirmation of actual delivery by a private postal service.

(b) ~~If the notice was served by a sheriff, a constable or a person who is licensed as a process server pursuant to chapter 648 of NRS, a written statement, endorsed by the person who served the notice, stating the date and manner of service. The statement must also~~



~~include the number of the badge or license of the person who served the notice.~~

~~—(e)}~~ For a short-term tenancy, if service of the notice was not delivered in person:

(1) A certificate of mailing issued by the United States Postal Service or by a private postal service to the landlord or the landlord's agent; or

(2) The endorsement of a sheriff or constable stating the:

(I) Time and date the request for service was made by the landlord or the landlord's agent;

(II) Time, date and manner of the service; and

(III) Fees paid for the service.

**6. Proof of service of an order filed pursuant to paragraph (d) of subsection 4 must consist of:**

**(a) Except as otherwise provided in paragraphs (b) and (c):**

**(1) If the notice was served pursuant to subsection 2 of section 1 of this act, an affidavit or declaration signed by the tenant or the unlawful or unauthorized occupant, and a witness, as applicable, signed under penalty of perjury by the server, acknowledging that the tenant or occupant received the notice on a specified date.**

**(2) If the notice was served pursuant to paragraph (b) or (c) of subsection 1, an affidavit or declaration signed under penalty of perjury by the person who served the notice, stating the date and manner of service and accompanied by a confirmation of delivery or certificate of mailing issued by the United States Postal Service or confirmation of actual delivery by a private postal service.**

**(b) If the notice was served by a sheriff, a constable or a person who is licensed as a process server pursuant to chapter 648 of NRS, a written statement, endorsed by the person who served the notice, stating the date and manner of service. The statement must also include the number of the badge or license of the person who served the notice.**

**(c) For a short-term tenancy, if service of the notice was not delivered in person:**

**(1) A certificate of mailing issued by the United States Postal Service or by a private postal service to the landlord or the landlord's agent; or**

**(2) The endorsement of a sheriff or constable stating the:**

**(I) Time and date the request for service was made by the landlord or the landlord's agent;**

**(II) Time, date and manner of the service; and**

**(III) Fees paid for the service.**



7. *For the purpose of this section, an agent of an attorney licensed in this State shall only serve notice pursuant to subsection 1 if:*

(a) *The landlord has retained the attorney an action pursuant to NRS 40.290 to 40.420, inclusive; and*

(b) *The agent is acting at the direction and under the direct supervision of the attorney.*

**Sec. 4.5.** NRS 40.385 is hereby amended to read as follows:

40.385 Upon an appeal from an order entered pursuant to NRS 40.253 ~~§~~ *or section 1 of this act:*

1. Except as otherwise provided in this subsection, a stay of execution may be obtained by filing with the trial court a bond in the amount of \$250 to cover the expected costs on appeal. A surety upon the bond submits to the jurisdiction of the appellate court and irrevocably appoints the clerk of that court as the surety's agent upon whom papers affecting the surety's liability upon the bond may be served. Liability of a surety may be enforced, or the bond may be released, on motion in the appellate court without independent action. A tenant of commercial property may obtain a stay of execution only upon the issuance of a stay pursuant to Rule 8 of the Nevada Rules of Appellate Procedure and the posting of a supersedeas bond in the amount of 100 percent of the unpaid rent claim of the landlord.

2. A tenant who retains possession of the premises that are the subject of the appeal during the pendency of the appeal shall pay to the landlord rent in the amount provided in the underlying contract between the tenant and the landlord as it becomes due. If the tenant fails to pay such rent, the landlord may initiate new proceedings for a summary eviction by serving the tenant with a new notice pursuant to NRS 40.253 ~~§~~ *or section 1 of this act.*

**Sec. 5.** (Deleted by amendment.)

**Sec. 6.** NRS 21.130 is hereby amended to read as follows:

21.130 1. Before the sale of property on execution, notice of the sale, in addition to the notice required pursuant to NRS 21.075 and 21.076, must be given as follows:

(a) In cases of perishable property, by posting written notice of the time and place of sale in three public places at the township or city where the sale is to take place, for such a time as may be reasonable, considering the character and condition of the property.

(b) In case of other personal property, by posting a similar notice in three public places of the township or city where the sale is to take place, not less than 5 or more than 10 days before the sale, and, in case of sale on execution issuing out of a district court, by the publication of a copy of the notice in a newspaper, if there is one in the county, at least twice, the first publication being not less than 10 days before the date of the sale.



(c) In case of real property, by:

(1) Personal service upon each judgment debtor or by registered mail to the last known address of each judgment debtor and, if the property of the judgment debtor is operated as a facility licensed under chapter 449 of NRS, upon the State Board of Health;

(2) Posting a similar notice particularly describing the property, for 20 days successively, in three public places of the township or city where the property is situated and where the property is to be sold;

(3) Publishing a copy of the notice three times, once each week, for 3 successive weeks, in a newspaper, if there is one in the county. The cost of publication must not exceed the rate for legal advertising as provided in NRS 238.070. If the newspaper authorized by this section to publish the notice of sale neglects or refuses from any cause to make the publication, then the posting of notices as provided in this section shall be deemed sufficient notice. Notice of the sale of property on execution upon a judgment for any sum less than \$500, exclusive of costs, must be given only by posting in three public places in the county, one of which must be the courthouse;

(4) Recording a copy of the notice in the office of the county recorder; and

(5) If the sale of property is a residential foreclosure, posting a copy of the notice in a conspicuous place on the property. In addition to the requirements of NRS 21.140, the notice must not be defaced or removed until the transfer of title is recorded or the property becomes occupied after completion of the sale, whichever is earlier.

2. If the sale of property is a residential foreclosure, the notice must include, without limitation:

(a) The physical address of the property; and

(b) The contact information of the party who is authorized to provide information relating to the foreclosure status of the property.

3. If the sale of property is a residential foreclosure, a separate notice must be posted in a conspicuous place on the property and mailed, with a certificate of mailing issued by the United States Postal Service or another mail delivery service, to any tenant or subtenant, if any, other than the judgment debtor, in actual occupation of the premises not later than 3 business days after the notice of the sale is given pursuant to subsection 1. The separate notice must be in substantially the following form:

#### NOTICE TO TENANTS OF THE PROPERTY



\* S B 1 5 1 R 1 \*

Foreclosure proceedings against this property have started, and a notice of sale of the property to the highest bidder has been issued.

You may either: (1) terminate your lease or rental agreement and move out; or (2) remain and possibly be subject to eviction proceedings under chapter 40 of the Nevada Revised Statutes. Any subtenants may also be subject to eviction proceedings.

Between now and the date of the sale, you may be evicted if you fail to pay rent or live up to your other obligations to the landlord.

After the date of the sale, you may be evicted if you fail to pay rent or live up to your other obligations to the successful bidder, in accordance with chapter 118A of the Nevada Revised Statutes.

Under the Nevada Revised Statutes, eviction proceedings may begin against you after you have been given a notice to surrender.

If the property is sold and you pay rent by the week or another period of time that is shorter than 1 month, you should generally receive notice after not less than the number of days in that period of time.

If the property is sold and you pay rent by the month or any other period of time that is 1 month or longer, you should generally receive notice at least 60 days in advance.

Under Nevada Revised Statutes 40.280, notice must generally be served on you pursuant to chapter 40 of the Nevada Revised Statutes . ~~and may be served by:~~

~~—(1) Delivering a copy to you personally in the presence of a witness, unless service is accomplished by a sheriff, constable or licensed process server, in which case the presence of a witness is not required;~~

~~—(2) If you are absent from your place of residence or usual place of business, leaving a copy with a person of suitable age and discretion at either place and mailing a copy to you at your place of residence or business and to the place where the leased property is situated, if different; or~~

~~—(3) If your place of residence or business cannot be ascertained, or a person of suitable age or discretion cannot be~~



~~found there, posting a copy in a conspicuous place on the leased property and mailing a copy to you at the place where the leased property is situated.]~~

If the property is sold and a landlord, successful bidder or subsequent purchaser files an eviction action against you in court, you will be served with a summons and complaint and have the opportunity to respond. Eviction actions may result in temporary evictions, permanent evictions, the awarding of damages pursuant to Nevada Revised Statutes 40.360 or some combination of those results.

Under the Justice Court Rules of Civil Procedure:

(1) You will be given at least 10 days to answer a summons and complaint;

(2) If you do not file an answer, an order evicting you by default may be obtained against you;

(3) A hearing regarding a temporary eviction may be called as soon as 11 days after you are served with the summons and complaint; and

(4) A hearing regarding a permanent eviction may be called as soon as 20 days after you are served with the summons and complaint.

4. The sheriff shall not conduct a sale of the property on execution or deliver the judgment debtor's property to the judgment creditor if the judgment debtor or any other person entitled to notice has not been properly notified as required in this section and NRS 21.075 and 21.076.

5. As used in this section, "residential foreclosure" means the sale of a single family residence pursuant to NRS 40.430. As used in this subsection, "single family residence" means a structure that is comprised of not more than four units.

**Sec. 7.** NRS 107.087 is hereby amended to read as follows:

107.087 1. In addition to the requirements of NRS 107.080, if the sale of property is a residential foreclosure, a copy of the notice of default and election to sell and the notice of sale must:

(a) Be posted in a conspicuous place on the property not later than:

(1) For a notice of default and election to sell, 100 days before the date of sale; or

(2) For a notice of sale, 15 days before the date of sale; and

(b) Include, without limitation:

(1) The physical address of the property; and



(2) The contact information of the trustee or the person conducting the foreclosure who is authorized to provide information relating to the foreclosure status of the property.

2. In addition to the requirements of NRS 107.084, the notices must not be defaced or removed until the transfer of title is recorded or the property becomes occupied after completion of the sale, whichever is earlier.

3. A separate notice must be posted in a conspicuous place on the property and mailed, with a certificate of mailing issued by the United States Postal Service or another mail delivery service, to any tenant or subtenant, if any, other than the grantor or the grantor's successor in interest, in actual occupation of the premises not later than 15 days before the date of sale. The separate notice must be in substantially the following form:

#### NOTICE TO TENANTS OF THE PROPERTY

Foreclosure proceedings against this property have started, and a notice of sale of the property to the highest bidder has been issued.

You may either: (1) terminate your lease or rental agreement and move out; or (2) remain and possibly be subject to eviction proceedings under chapter 40 of the Nevada Revised Statutes. Any subtenants may also be subject to eviction proceedings.

Between now and the date of the sale, you may be evicted if you fail to pay rent or live up to your other obligations to the landlord.

After the date of the sale, you may be evicted if you fail to pay rent or live up to your other obligations to the successful bidder, in accordance with chapter 118A of the Nevada Revised Statutes.

Under the Nevada Revised Statutes eviction proceedings may begin against you after you have been given a notice to surrender.

If the property is sold and you pay rent by the week or another period of time that is shorter than 1 month, you should generally receive notice after not less than the number of days in that period of time.





If the property is sold and you pay rent by the month or any other period of time that is 1 month or longer, you should generally receive notice at least 60 days in advance.

Under Nevada Revised Statutes 40.280, notice must generally be served on you pursuant to chapter 40 of the Nevada Revised Statutes . ~~and may be served by:~~

~~—(1) Delivering a copy to you personally in the presence of a witness, unless service is accomplished by a sheriff, constable or licensed process server, in which case the presence of a witness is not required;~~

~~—(2) If you are absent from your place of residence or usual place of business, leaving a copy with a person of suitable age and discretion at either place and mailing a copy to you at your place of residence or business and to the place where the leased property is situated, if different; or~~

~~—(3) If your place of residence or business cannot be ascertained, or a person of suitable age or discretion cannot be found there, posting a copy in a conspicuous place on the leased property and mailing a copy to you at the place where the leased property is situated.]~~

If the property is sold and a landlord, successful bidder or subsequent purchaser files an eviction action against you in court, you will be served with a summons and complaint and have the opportunity to respond. Eviction actions may result in temporary evictions, permanent evictions, the awarding of damages pursuant to Nevada Revised Statutes 40.360 or some combination of those results.

Under the Justice Court Rules of Civil Procedure:

(1) You will be given at least 10 days to answer a summons and complaint;

(2) If you do not file an answer, an order evicting you by default may be obtained against you;

(3) A hearing regarding a temporary eviction may be called as soon as 11 days after you are served with the summons and complaint; and

(4) A hearing regarding a permanent eviction may be called as soon as 20 days after you are served with the summons and complaint.

4. The posting of a notice required by this section must be completed by a process server licensed pursuant to chapter 648 of



1 NRS or any constable or sheriff of the county in which the property  
2 is located.

3 5. As used in this section, “residential foreclosure” has the  
4 meaning ascribed to it in NRS 107.0805.

5 **Sec. 7.5.** NRS 645H.520 is hereby amended to read as follows:  
6 645H.520 1. Subject to the provisions of NRS 645H.770, the  
7 services an asset management company may provide include, without  
8 limitation:

9 (a) Securing real property in foreclosure once it has been  
10 determined to be abandoned and all notice provisions required by law  
11 have been complied with;

12 (b) Providing maintenance for real property in foreclosure,  
13 including landscape and pool maintenance;

14 (c) Cleaning the interior or exterior of real property in  
15 foreclosure;

16 (d) Providing repair or improvements for real property in  
17 foreclosure; and

18 (e) Removing trash and debris from real property in foreclosure  
19 and the surrounding property.

20 2. An asset management company may dispose of personal  
21 property abandoned on the premises of a residence in foreclosure or  
22 left on the premises after the eviction of a homeowner or a tenant of  
23 a homeowner without incurring civil or criminal liability in the  
24 following manner:

25 (a) The asset management company shall reasonably provide for  
26 the safe storage of the property for 30 days after the abandonment or  
27 eviction and may charge and collect the reasonable and actual costs  
28 of inventory, moving and storage before releasing the property to the  
29 homeowner or the tenant of the homeowner or his or her authorized  
30 representative rightfully claiming the property within that period. The  
31 asset management company is liable to the homeowner or the tenant  
32 of the homeowner only for the asset management company’s  
33 negligent or wrongful acts in storing the property.

34 (b) After the expiration of the 30-day period, the asset  
35 management company may dispose of the property and recover his or  
36 her reasonable costs from the property or the value thereof if the asset  
37 management company has made reasonable efforts to locate the  
38 homeowner or the tenant of the homeowner, has notified the  
39 homeowner or the tenant of the homeowner in writing of his or her  
40 intention to dispose of the property and 14 days have elapsed since  
41 the notice was given to the homeowner or the tenant of the  
42 homeowner. The notice must be mailed to the homeowner or the  
43 tenant of the homeowner at the present address of the homeowner or  
44 the tenant of the homeowner and, if that address is unknown, then at



1 the last known address of the homeowner or the tenant of the  
2 homeowner.

3 (c) Vehicles must be disposed of in the manner provided in  
4 chapter 487 of NRS for abandoned vehicles.

5 3. Any dispute relating to the amount of the costs claimed by the  
6 asset management company pursuant to paragraph (a) of subsection  
7 2 may be resolved using the procedure provided in subsection 7 of  
8 NRS 40.253 ~~§~~ *or section 1 of this act, as applicable.*

9 **Sec. 8.** This act becomes effective on July 1, 2019.







