

SENATE BILL NO. 204—SENATOR COPENING

FEBRUARY 28, 2011

Referred to Committee on Judiciary

SUMMARY—Enacts certain amendments to the Uniform Common-Interest Ownership Act. (BDR 10-298)

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 common-interest communities; enacting certain amendments to the Uniform Common-Interest Ownership Act; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

Existing law relating to common-interest communities is based on the Uniform Common-Interest Ownership Act (UCIOA), which was proposed by the Uniform Law Commission (ULC). (Chapter 116 of NRS) This bill enacts certain amendments to the UCIOA which have been proposed by the ULC.

Sections 2, 40 and 41 of this bill prescribe the manner in which an association must provide notice of meetings of units’ owners and of the executive board and any other notice required to be given by an association other than notices relating to the foreclosure of a lien on a unit held by the association.

Section 4 of this bill authorizes the executive board or any other person with an interest in the common-interest community to commence an action in the district court for the termination of a common-interest community if: (1) substantially all the units in the common-interest community have been destroyed or are uninhabitable; and (2) the available methods for giving notice of a meeting of units’ owners to consider termination are not likely to result in receipt of the notice.

Sections 5 and 6 of this bill reorganize and reenact certain provisions of existing law relating to the indemnification of members of executive boards and the provision of equal space to opposing views in official publications under certain circumstances. Additionally, **section 6** enacts provisions providing for equal time for candidates and representatives of ballot questions on a closed-circuit television station maintained by an association.

Under existing law, the definitions applicable to laws relating to common-interest communities apply to the declarations and bylaws of associations. (NRS 116.003) **Section 7** of this bill clarifies that those definitions apply to those declarations and bylaws.

Sections 8-16 of this bill change certain definitions set forth in existing law to conform to the language of the UCIOA.



27 Existing law provides that other principles of law, including, without limitation,
28 the law of corporations and the law of unincorporated associations, supplement the
29 existing law relating to common-interest communities. (NRS 116.1108) **Section 18**
30 of this bill provides that the laws governing other forms of organization supplement
31 the existing law relating to common-interest communities.

32 **Sections 20-22** of this bill adopt the language of certain amendments to the
33 UCIOA relating to the applicability of existing law governing common-interest
34 communities. **Section 21** also requires certain associations containing not more
35 than 12 units to provide each unit with a copy of any changes made to the
36 governing documents within 30 days after such changes are made.

37 **Sections 24-31** of this bill adopt the language of certain amendments to the
38 UCIOA relating to the creation, alteration and termination of common-interest
39 communities. **Section 29** grants units' owners the right to use the common elements
40 for the purposes for which they were intended rather than granting an easement to
41 use the common elements for all purposes. **Section 30** amends provisions relating
42 to requirements for amending the declaration of a common-interest community and
43 to the enforcement of certain amendments. **Section 31** amends the requirements for
44 the termination of a common-interest community.

45 **Sections 32-51** of this bill enact certain amendments to the UCIOA which
46 relate to the governance of common-interest communities. **Section 32** requires an
47 association larger than 12 units to have an executive board and allows an
48 association to be organized as any form of organization authorized by the law of
49 this State. **Section 33** allows the executive board not to take enforcement action if it
50 determines that: (1) the law does not support such action; (2) the violation is not so
51 material as to be objectionable to a reasonable person or to justify expending the
52 association's resources; or (3) it is not in the best interest of the association to
53 pursue an enforcement action. **Section 34** provides that officers of the association
54 and members of the executive board are subject to the conflict of interest rules
55 which govern officers and directors of nonprofit corporations organized under the
56 law of this State. **Section 34.5** provides that if an association seeks to impose and
57 enforce a construction penalty, the association must provide notice of the maximum
58 allowable penalty and schedule in the public offering statement or resale package.
59 **Section 36** authorizes a declarant to end the period of declarant's control by giving
60 notice to units' owners and recording an instrument stating that the declarant
61 surrenders all rights to control activities of the association. **Section 37** amends
62 provisions relating to the removal of members of the executive board. **Section 38**
63 amends provisions relating to the termination of certain contracts entered into
64 before the election of an executive board by units' owners. **Section 40** provides that
65 the portion of a meeting of the units' owners devoted to comments by units' owners
66 is limited to comments by units' owners regarding any matter affecting the
67 common-interest community or the association. **Section 42** amends requirements
68 for determining whether a quorum is present at a meeting of the executive board to
69 provide that a majority of the votes on the executive board must be present at the
70 time a vote is taken rather than at the beginning of the meeting. **Section 43**
71 authorizes units' owners to vote by absentee ballot at a meeting of the units'
72 owners. **Section 44** provides that a unit's owner is not liable, by reason of being a
73 unit's owner, for injuries or damage arising out of the condition or use of the
74 common elements. **Sections 45 and 59.5** of this bill require an association to obtain
75 crime insurance and remove the requirement that a community manager post a
76 bond. **Section 45** also requires the association to maintain property, liability and
77 crime insurance subject to reasonable deductibles. **Section 48** amends provisions
78 relating to common expenses caused by a unit's owner, a tenant or an invitee of a
79 unit's owner or tenant. **Section 49** authorizes a court to appoint a receiver when an
80 association brings an action to foreclose a lien or collect assessments. **Sections 51**



81 **and 60** amend provisions relating to the books and records of an association and
82 the inspection of such books and records by units' owners.

83 **Sections 52-58** of this bill enact certain amendments to the UCIOA which
84 relate to the disclosures provided to purchasers of real estate located in a common-
85 interest community and the warranties applicable to real estate located in a
86 common-interest community. **Section 52** exempts the disposition of a unit
87 restricted to nonresidential purposes from the requirement to provide a public
88 offering statement or certificate of resale. **Section 53** amends the information
89 required to be included in the public offering statement provided to an initial
90 purchaser of a unit.

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 the provisions set forth as sections 2 to 6, inclusive, of this
3 act.

4 **Sec. 2. 1.** *Except as otherwise provided in subsection 3, an*
5 *association shall deliver any notice required to be given by the*
6 *association under this chapter to any mailing or electronic mail*
7 *address a unit's owner designates. Except as otherwise provided in*
8 *subsection 3, if a unit's owner has not designated a mailing or*
9 *electronic mail address to which a notice must be delivered, the*
10 *association may deliver notices by:*

11 (a) *Hand delivery to each unit's owner;*

12 (b) *Hand delivery, United States mail, postage paid, or*
13 *commercially reasonable delivery service to the mailing address of*
14 *each unit;*

15 (c) *Electronic means, if the unit's owner has given the*
16 *association an electronic mail address; or*

17 (d) *Any other method reasonably calculated to provide notice*
18 *to the unit's owner.*

19 2. *The ineffectiveness of a good faith effort to deliver notice*
20 *by an authorized means does not invalidate action taken at or*
21 *without a meeting.*

22 3. *The provisions of this section do not apply:*

23 (a) *To a notice required to be given pursuant to NRS 116.3116*
24 *to 116.31168, inclusive; or*

25 (b) *If any other provision of this chapter specifies the manner*
26 *in which a notice must be given by an association.*

27 **Sec. 3.** *This chapter modifies, limits and supersedes the*
28 *federal Electronic Signatures in Global and National Commerce*
29 *Act, 15 U.S.C. §§ 7001 et seq., but does not modify, limit or*
30 *supersede Section 101(c) of that Act, 15 U.S.C. § 7001(c), or*
31 *authorize electronic delivery of any of the notices described in*
32 *Section 103(b) of that Act, 15 U.S.C. § 7003(b).*



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1 **Sec. 4.** *If substantially all the units in a common-interest*
2 *community have been destroyed or are uninhabitable and the*
3 *available methods for giving notice under NRS 116.3108 of a*
4 *meeting of units' owners to consider termination under NRS*
5 *116.2118 will not likely result in receipt of the notice, the executive*
6 *board or any other person holding an interest in the common-*
7 *interest community may commence an action in the district court*
8 *of the county in which the common-interest community is located*
9 *seeking to terminate the common-interest community. During the*
10 *pendency of the action, the court may issue whatever orders it*
11 *considers appropriate, including, without limitation, an order for*
12 *the appointment of a receiver. After a hearing, the court may*
13 *terminate the common-interest community or reduce its size and*
14 *may issue any other order the court considers to be in the best*
15 *interest of the units' owners and persons holding an interest in the*
16 *common-interest community.*

17 **Sec. 5.** *If a member of an executive board is named as a*
18 *respondent or sued for liability for actions undertaken in his or*
19 *her role as a member of the board, the association shall indemnify*
20 *the member for his or her losses or claims, and undertake all costs*
21 *of defense, unless it is proven that the member acted with willful*
22 *or wanton misfeasance or with gross negligence. After such proof,*
23 *the association is no longer liable for the cost of defense, and may*
24 *recover costs already expended from the member of the executive*
25 *board who so acted.*

26 **Sec. 6. 1.** *If an official publication contains any mention of*
27 *a candidate or ballot question, the official publication must, upon*
28 *request and under the same terms and conditions, provide equal*
29 *space to all candidates or to a representative of an organization*
30 *which supports the passage or defeat of the ballot question.*

31 **2.** *If an official publication contains the views or opinions of*
32 *the association, the executive board, a community manager or an*
33 *officer, employee or agent of an association concerning an issue*
34 *of official interest, the official publication must, upon request and*
35 *under the same terms and conditions, provide equal space to*
36 *opposing views and opinions of a unit's owner of the common-*
37 *interest community.*

38 **3.** *If an association has a closed-circuit television station and*
39 *that station interviews, or provides time to, a candidate or a*
40 *representative of an organization which supports the passage or*
41 *defeat of a ballot question, the closed-circuit television station*
42 *must, under the same terms and conditions, allow equal time for*
43 *all candidates or a representative of an opposing view to the ballot*
44 *question.*



1 **4. The association and its officers, employees and agents are**
2 **immune from criminal or civil liability for any act or omission**
3 **which arises out of the publication or disclosure of any**
4 **information related to any person and which occurs in the course**
5 **of carrying out any duties required pursuant to subsection 1, 2**
6 **or 3.**

7 **5. As used in this section:**

8 **(a) "Issue of official interest" means:**

9 **(1) Any issue on which the executive board or the units'**
10 **owners will be voting, including, without limitation, elections; and**

11 **(2) The enactment of rules or regulations that**
12 **will affect the common-interest community.**

13 **(b) "Official publication" means:**

14 **(1) An official website;**

15 **(2) An official newsletter or other similar publication that is**
16 **circulated to each unit's owner; or**

17 **(3) An official bulletin board that is available to each unit's**
18 **owner.**

19 **Sec. 7.** NRS 116.003 is hereby amended to read as follows:

20 116.003 As used in this chapter and in the declaration and
21 bylaws of an association, ~~unless the context otherwise requires,~~ the
22 words and terms defined in NRS 116.005 to 116.095, inclusive,
23 have the meanings ascribed to them in those sections.

24 **Sec. 8.** NRS 116.007 is hereby amended to read as follows:

25 116.007 ~~1-1~~ "Affiliate of a declarant" means any person who
26 controls, is controlled by or is under common control with a
27 declarant.

28 ~~2-1~~ **For purposes of this section:**

29 **1.** A person ~~controls~~ **controls** a declarant if the person:

30 (a) Is a general partner, officer, director or employer of the
31 declarant;

32 (b) Directly or indirectly or acting in concert with one or more
33 other persons, or through one or more subsidiaries, owns, controls,
34 holds with power to vote or holds proxies representing, more than
35 20 percent of the voting interest in the declarant;

36 (c) Controls in any manner the election of a majority of the
37 directors of the declarant; or

38 (d) Has contributed more than 20 percent of the capital of the
39 declarant.

40 ~~3-1~~ **2.** A person ~~is~~ **is** controlled ~~by~~ **by** a declarant if the
41 declarant:

42 (a) Is a general partner, officer, director or employer of the
43 person;

44 (b) Directly or indirectly or acting in concert with one or more
45 other persons, or through one or more subsidiaries, owns, controls,



1 holds with power to vote or holds proxies representing, more than
2 20 percent of the voting interest in the person;

3 (c) Controls in any manner the election of a majority of the
4 directors of the person; or

5 (d) Has contributed more than 20 percent of the capital of the
6 person.

7 ~~[4.]~~ 3. Control does not exist if the powers described in this
8 section are held solely as security for an obligation and are not
9 exercised.

10 **Sec. 9.** NRS 116.009 is hereby amended to read as follows:

11 116.009 "Allocated interests" means the following interests
12 allocated to each unit:

13 1. In a condominium, the undivided interest in the common
14 elements, the liability for common expenses, and votes in the
15 association;

16 2. In a cooperative, the liability for common expenses , ~~[and]~~
17 the ownership *interest* and votes in the association; and

18 3. In a planned community, the liability for common expenses
19 and votes in the association.

20 **Sec. 10.** NRS 116.017 is hereby amended to read as follows:

21 116.017 "Common elements" means:

22 1. In ~~[a]~~ *the case of:*

23 (a) A condominium or cooperative, all portions of the common-
24 interest community other than the units, including easements in
25 favor of units or the common elements over other units . ~~[-and]~~

26 ~~—2.— In a]~~

27 (b) A planned community, any real estate within ~~[the]~~ a planned
28 community *which is* owned or leased by the association, other than
29 a unit.

30 2. *In all common-interest communities, any other interests in*
31 *real estate for the benefit of units' owners which are subject to the*
32 *declaration.*

33 **Sec. 11.** NRS 116.035 is hereby amended to read as follows:

34 116.035 "Declarant" means any person or group of persons
35 acting in concert who:

36 1. As part of a common promotional plan, offers to dispose of
37 ~~[his or her or its]~~ *the interest of the person or group of persons* in a
38 unit not previously disposed of; or

39 2. Reserves or succeeds to any special declarant's right.

40 **Sec. 12.** NRS 116.045 is hereby amended to read as follows:

41 116.045 "Executive board" means the body, regardless of
42 name, designated in the declaration *or bylaws* to act on behalf of the
43 association.



1 **Sec. 13.** NRS 116.079 is hereby amended to read as follows:

2 116.079 “Purchaser” means a person, other than a declarant or
3 a dealer, who by means of a voluntary transfer acquires a legal or
4 equitable interest in a unit other than ~~[a]~~:

5 1. A leasehold interest, including options to renew, of less than
6 20 years ~~[, or as]~~; or

7 2. As security for an obligation.

8 **Sec. 14.** NRS 116.081 is hereby amended to read as follows:

9 116.081 “Real estate” means any leasehold or other estate or
10 interest in, over or under land, including structures, fixtures and
11 other improvements and interests that by custom, usage or law pass
12 with a conveyance of land though not described in the contract of
13 sale or instrument of conveyance. ~~“Real estate”~~ *The term* includes
14 parcels with or without upper or lower boundaries and spaces that
15 may be filled with air or water.

16 **Sec. 15.** NRS 116.089 is hereby amended to read as follows:

17 116.089 “Special declarant’s rights” means rights reserved for
18 the benefit of a declarant to:

19 1. Complete improvements indicated on plats or in the
20 declaration ~~[(NRS 116.2109)]~~ or, in a cooperative, to complete
21 improvements described in the public offering statement pursuant to
22 *paragraph (b) of* subsection ~~[2]~~ 1 of NRS 116.4103;

23 2. Exercise any developmental right; ~~[(NRS 116.211);]~~

24 3. Maintain sales offices, management offices, signs
25 advertising the common-interest community and models;
26 ~~[(NRS 116.2115);]~~

27 4. Use easements through the common elements for the
28 purpose of making improvements within the common-interest
29 community or within real estate which may be added to the
30 common-interest community; ~~[(NRS 116.2116);]~~

31 5. Make the common-interest community subject to a master
32 association; ~~[(NRS 116.212);]~~

33 6. Merge or consolidate a common-interest community with
34 another common-interest community of the same form of ownership
35; ~~[(NRS 116.2121);]~~ or

36 7. Appoint or remove any officer of the association or any
37 master association or any member of an executive board during any
38 period of declarant’s control. ~~[(NRS 116.31032);]~~

39 **Sec. 16.** NRS 116.095 is hereby amended to read as follows:

40 116.095 “Unit’s owner” means a declarant or other person who
41 owns a unit, or a lessee of a unit in a leasehold common-interest
42 community whose lease expires simultaneously with any lease the
43 expiration or termination of which will remove the unit from the
44 common-interest community, but does not include a person having
45 an interest in a unit solely as security for an obligation. In a



1 condominium or planned community, the declarant is the owner of
2 any unit created by the declaration until that unit is conveyed to
3 another person. In a cooperative, the declarant is treated as the
4 owner of any unit to which allocated interests have been allocated
5 ~~[(NRS 116.2107)]~~ until that unit has been conveyed to another
6 person.

7 **Sec. 17.** NRS 116.1104 is hereby amended to read as follows:

8 116.1104 Except as expressly provided in this chapter, its
9 provisions may not be varied by agreement, and rights conferred by
10 it may not be waived. ~~[A]~~ *Except as otherwise provided in*
11 *paragraph (b) of subsection 2 of NRS 116.12075, a* declarant may
12 not act under a power of attorney, or use any other device, to evade
13 the limitations or prohibitions of this chapter or the declaration.

14 **Sec. 18.** NRS 116.1108 is hereby amended to read as follows:

15 116.1108 The principles of law and equity, including the law
16 of corporations ~~[]~~ *and any other form of organization authorized*
17 *by law of this State*, the law of unincorporated associations, the law
18 of real property, and the law relative to capacity to contract,
19 principal and agent, eminent domain, estoppel, fraud,
20 misrepresentation, duress, coercion, mistake, receivership,
21 substantial performance, or other validating or invalidating cause
22 supplement the provisions of this chapter, except to the extent
23 inconsistent with this chapter.

24 **Sec. 19.** NRS 116.1114 is hereby amended to read as follows:

25 116.1114 ~~[]~~ The remedies provided by this chapter must be
26 liberally administered to the end that the aggrieved party is put in a
27 good a position as if the other party had fully performed.
28 Consequential, special or punitive damages may not be awarded
29 except as specifically provided in this chapter or by other rule of
30 law.

31 ~~[2. Any right or obligation declared by this chapter is~~
32 ~~enforceable by judicial proceeding.]~~

33 **Sec. 20.** NRS 116.1201 is hereby amended to read as follows:

34 116.1201 1. Except as otherwise provided in this section and
35 NRS 116.1203, this chapter applies to all common-interest
36 communities created within this State.

37 2. This chapter does not apply to:

38 (a) A limited-purpose association, except that a limited-purpose
39 association:

40 (1) Shall pay the fees required pursuant to NRS 116.31155,
41 except that if the limited-purpose association is created for a rural
42 agricultural residential common-interest community, the limited-
43 purpose association is not required to pay the fee unless the
44 association intends to use the services of the Ombudsman;



1 (2) Shall register with the Ombudsman pursuant to
2 NRS 116.31158;

3 (3) Shall comply with the provisions of:

4 (I) NRS 116.31038;

5 (II) NRS 116.31083 and 116.31152, unless the limited-
6 purpose association is created for a rural agricultural residential
7 common-interest community;

8 (III) NRS 116.31073, if the limited-purpose association is
9 created for maintaining the landscape of the common elements of
10 the common-interest community; and

11 (IV) NRS 116.31075, if the limited-purpose association is
12 created for a rural agricultural residential common-interest
13 community;

14 (4) Shall comply with the provisions of NRS 116.4101 to
15 116.412, inclusive, as required by the regulations adopted by the
16 Commission pursuant to paragraph (b) of subsection 5; and

17 (5) Shall not enforce any restrictions concerning the use of
18 units by the units' owners, unless the limited-purpose association is
19 created for a rural agricultural residential common-interest
20 community.

21 (b) A planned community in which all units are restricted
22 exclusively to nonresidential use unless the declaration provides that
23 this chapter or a part of this chapter does apply to that planned
24 community pursuant to NRS 116.12075. This chapter applies to a
25 planned community containing both units that are restricted
26 exclusively to nonresidential use and other units that are not so
27 restricted only if the declaration so provides or if the real estate
28 comprising the units that may be used for residential purposes
29 would be a planned community in the absence of the units that may
30 not be used for residential purposes.

31 (c) Common-interest communities or units located outside of
32 this State, but ~~the provisions of~~ NRS 116.4102 ~~to 116.4108,~~ and
33 *116.4103, and, to the extent applicable, NRS 116.41035 to*
34 *116.4107,* inclusive, apply to ~~all contracts~~ *a contract* for the
35 disposition ~~thereof~~ *of a unit in that common-interest community*
36 signed in this State by any party unless exempt under subsection 2
37 of NRS 116.4101.

38 (d) A common-interest community that was created before
39 January 1, 1992, is located in a county whose population is less than
40 50,000, and has less than 50 percent of the units within the
41 community put to residential use, unless a majority of the units'
42 owners otherwise elect in writing.

43 (e) Except as otherwise provided in this chapter, time shares
44 governed by the provisions of chapter 119A of NRS.

45 3. The provisions of this chapter do not:



- 1 (a) Prohibit a common-interest community created before
2 January 1, 1992, from providing for separate classes of voting for
3 the units' owners;
- 4 (b) Require a common-interest community created before
5 January 1, 1992, to comply with the provisions of NRS 116.2101 to
6 116.2122, inclusive;
- 7 (c) Invalidate any assessments that were imposed on or before
8 October 1, 1999, by a common-interest community created before
9 January 1, 1992;
- 10 (d) Except as otherwise provided in subsection 8 of NRS
11 116.31105, prohibit a common-interest community created before
12 January 1, 1992, or a common-interest community described in NRS
13 116.31105 from providing for a representative form of government,
14 except that, in the election or removal of a member of the executive
15 board, the voting rights of the units' owners may not be exercised by
16 delegates or representatives;
- 17 (e) Prohibit a master association which governs a time-share
18 plan created pursuant to chapter 119A of NRS from providing for a
19 representative form of government for the time-share plan; or
- 20 (f) Prohibit a master association which governs a planned
21 community containing both units that are restricted exclusively to
22 nonresidential use and other units that are not so restricted and
23 which is exempt from the provisions of this chapter pursuant to
24 paragraph (b) of subsection 2 from providing for a representative
25 form of government.
- 26 4. The provisions of chapters 117 and 278A of NRS do not
27 apply to common-interest communities.
- 28 5. The Commission shall establish, by regulation:
- 29 (a) The criteria for determining whether an association, a
30 limited-purpose association or a common-interest community
31 satisfies the requirements for an exemption or limited exemption
32 from any provision of this chapter; and
- 33 (b) The extent to which a limited-purpose association must
34 comply with the provisions of NRS 116.4101 to 116.412, inclusive.
- 35 6. As used in this section, "limited-purpose association" means
36 an association that:
- 37 (a) Is created for the limited purpose of maintaining:
- 38 (1) The landscape of the common elements of a common-
39 interest community;
- 40 (2) Facilities for flood control; or
- 41 (3) A rural agricultural residential common-interest
42 community; and
- 43 (b) Is not authorized by its governing documents to enforce any
44 restrictions concerning the use of units by units' owners, unless the



1 limited-purpose association is created for a rural agricultural
2 residential common-interest community.

3 **Sec. 21.** NRS 116.1203 is hereby amended to read as follows:

4 116.1203 1. Except as otherwise provided in ~~[subsection 2,]~~
5 *subsections 2 and 3*, if a planned community contains no more than
6 12 units and is not subject to any developmental rights, it is subject
7 only to NRS 116.1106 and 116.1107 unless the declaration provides
8 that this entire chapter is applicable.

9 2. *The provisions of NRS 116.12065 and the definitions set*
10 *forth in NRS 116.005 to 116.095, inclusive, to the extent that the*
11 *definitions are necessary to construe any of those provisions, apply*
12 *to a residential planned community containing more than 6 units.*

13 3. Except for NRS 116.3104, 116.31043, 116.31046 and
14 116.31138, the provisions of NRS 116.3101 to 116.350, inclusive,
15 *and sections 5 and 6 of this act* and the definitions set forth in NRS
16 116.005 to 116.095, inclusive, to the extent that such definitions are
17 necessary in construing any of those provisions, apply to a
18 residential planned community containing more than ~~[six]~~ 6 units.

19 **Sec. 22.** NRS 116.1206 is hereby amended to read as follows:

20 116.1206 1. Any provision contained in a declaration, bylaw
21 or other governing document of a common-interest community that
22 violates the provisions of this chapter:

23 (a) Shall be deemed to conform with those provisions by
24 operation of law, and any such declaration, bylaw or other
25 governing document is not required to be amended to conform to
26 those provisions.

27 (b) Is superseded by the provisions of this chapter, regardless of
28 whether the provision contained in the declaration, bylaw or other
29 governing document became effective before the enactment of the
30 provision of this chapter that is being violated.

31 2. In the case of amendments to the declaration, bylaws or plats
32 of any common-interest community created before January 1, 1992:

33 (a) If the result accomplished by the amendment was permitted
34 by law before January 1, 1992, the amendment may be made either
35 in accordance with that law, in which case that law applies to that
36 amendment, or it may be made under this chapter; and

37 (b) If the result accomplished by the amendment is permitted by
38 this chapter, and was not permitted by law before January 1, 1992,
39 the amendment may be made under this chapter.

40 3. An amendment to the declaration, bylaws or plats authorized
41 by this section to be made under this chapter must be adopted in
42 conformity with the applicable provisions of chapter 117 or 278A of
43 NRS and *, except as otherwise provided in subsection 8 of NRS*
44 *116.2117*, with the procedures and requirements specified by those
45 instruments. If an amendment grants to ~~[any]~~ a person ~~[any rights]~~,



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1 ~~powers or privileges~~ *a right, power or privilege* permitted by this
2 chapter, ~~[all] any~~ correlative ~~[obligations, liabilities and restrictions]~~
3 *obligation, liability or restriction* in this chapter also ~~[apply to that]~~
4 *applies to the* person.

5 **Sec. 23.** NRS 116.12075 is hereby amended to read as
6 follows:

7 116.12075 1. The provisions of this chapter do not apply to a
8 nonresidential condominium except to the extent that the declaration
9 for the nonresidential condominium provides that:

10 (a) This entire chapter applies to the condominium;

11 (b) Only the provisions of NRS 116.001 to 116.2122, inclusive,
12 and 116.3116 to 116.31168, inclusive, apply to the condominium; or

13 (c) Only the provisions of NRS 116.3116 to 116.31168,
14 inclusive, apply to the condominium.

15 2. If this entire chapter applies to a nonresidential
16 condominium, the declaration may also require, subject to NRS
17 116.1112, that:

18 (a) Notwithstanding NRS 116.3105, any management,
19 maintenance operations or employment contract, lease of
20 recreational or parking areas or facilities and any other contract or
21 lease between the association and a declarant or an affiliate of a
22 declarant continues in force after the declarant turns over control of
23 the association; and

24 (b) Notwithstanding NRS 116.1104 and subsection ~~[2] 3~~ of NRS
25 116.311, purchasers of units must execute proxies, powers of
26 attorney or similar devices in favor of the declarant regarding
27 particular matters enumerated in those instruments.

28 **Sec. 24.** NRS 116.2103 is hereby amended to read as follows:

29 116.2103 1. The inclusion in a governing document of an
30 association of a provision that violates any provision of this chapter
31 does not render any other provisions of the governing document
32 invalid or otherwise unenforceable if the other provisions can be
33 given effect in accordance with their original intent and the
34 provisions of this chapter.

35 2. The rule against perpetuities and NRS 111.103 to 111.1039,
36 inclusive, do not apply to defeat any provision of the declaration,
37 bylaws, rules or regulations adopted pursuant to NRS 116.3102.

38 3. ~~[In the event of]~~ *If* a conflict *exists* between ~~[the provisions~~
39 ~~of]~~ the declaration and the bylaws, the declaration prevails except to
40 the extent the declaration is inconsistent with this chapter.

41 4. Title to a unit and common elements is not rendered
42 unmarketable or otherwise affected by reason of an insubstantial
43 failure of the declaration to comply with this chapter. Whether a
44 substantial failure impairs marketability is not affected by this
45 chapter.



1 **Sec. 25.** NRS 116.2105 is hereby amended to read as follows:
2 116.2105 1. The declaration must contain:

3 (a) The names of the common-interest community and the
4 association and a statement that the common-interest community is
5 either a condominium, cooperative or planned community;

6 (b) The name of every county in which any part of the common-
7 interest community is situated;

8 (c) A *legally* sufficient description of the real estate included in
9 the common-interest community;

10 (d) A statement of the maximum number of units that the
11 declarant reserves the right to create;

12 (e) In a condominium or planned community, a description of
13 the boundaries of each unit created by the declaration, including the
14 unit's identifying number or, in a cooperative, a description, which
15 may be by plats, of each unit created by the declaration, including
16 the unit's identifying number, its size or number of rooms, and its
17 location within a building if it is within a building containing more
18 than one unit;

19 (f) A description of any limited common elements, other than
20 those specified in subsections 2 and 4 of NRS 116.2102, as provided
21 in paragraph (g) of subsection 2 of NRS 116.2109 and, in a planned
22 community, any real estate that is or must become common
23 elements;

24 (g) A description of any real estate, except real estate subject to
25 developmental rights, that may be allocated subsequently as limited
26 common elements, other than limited common elements specified in
27 subsections 2 and 4 of NRS 116.2102, together with a statement that
28 they may be so allocated;

29 (h) A description of any developmental rights and other special
30 declarant's rights reserved by the declarant, together with a legally
31 sufficient description of the real estate to which each of those rights
32 applies, and a time *limit* within which each of those rights must be
33 exercised;

34 (i) If any developmental right may be exercised with respect to
35 different parcels of real estate at different times, a statement to that
36 effect together with:

37 (1) Either a statement fixing the boundaries of those portions
38 and regulating the order in which those portions may be subjected to
39 the exercise of each developmental right or a statement that no
40 assurances are made in those regards; and

41 (2) A statement whether, if any developmental right is
42 exercised in any portion of the real estate subject to that
43 developmental right, that developmental right must be exercised in
44 all or in any other portion of the remainder of that real estate;



1 (j) Any other conditions or limitations under which the rights
2 described in paragraph (h) may be exercised or will lapse;

3 (k) An allocation to each unit of the allocated interests in the
4 manner described in NRS 116.2107;

5 (l) Any restrictions:

6 (1) On use, occupancy and alienation of the units; and

7 (2) On the amount for which a unit may be sold or on the
8 amount that may be received by a unit's owner on sale,
9 condemnation or casualty to the unit or to the common-interest
10 community, or on termination of the common-interest community;

11 (m) The file number and book or other information ~~{to show~~
12 ~~where}~~ *for recorded* easements and licenses ~~{are—recorded}~~
13 appurtenant to or included in the common-interest community or to
14 which any portion of the common-interest community is or may
15 become subject by virtue of a reservation in the declaration; and

16 (n) All matters required by NRS 116.2106 to 116.2109,
17 inclusive, 116.2115, 116.2116 and 116.31032.

18 2. The declaration may contain any other matters the declarant
19 considers appropriate.

20 **Sec. 26.** NRS 116.2106 is hereby amended to read as follows:

21 116.2106 1. Any lease the expiration or termination of which
22 may terminate the common-interest community or reduce its size
23 must be recorded. Every lessor of those leases in a condominium or
24 planned community shall sign the declaration. The declaration must
25 state:

26 (a) The recording data ~~{where}~~ *for* the lease ~~{is}~~ *or a statement*
27 *of where the* recorded ~~{;}~~ *lease may be inspected;*

28 (b) The date on which the lease is scheduled to expire;

29 (c) A legally sufficient description of the real estate subject to
30 the lease;

31 (d) Any right of the units' owners to redeem the reversion and
32 the manner whereby those rights may be exercised, or a statement
33 that they do not have those rights;

34 (e) Any right of the units' owners to remove any improvements
35 within a reasonable time after the expiration or termination of the
36 lease, or a statement that they do not have those rights; and

37 (f) Any rights of the units' owners to renew the lease and the
38 conditions of any renewal, or a statement that they do not have those
39 rights.

40 2. After the declaration for a leasehold condominium or
41 leasehold planned community is recorded, neither the lessor nor the
42 lessor's successor in interest may terminate the leasehold interest of
43 a unit's owner who makes timely payment of his or her share of the
44 rent and otherwise complies with all covenants which, if violated,
45 would entitle the lessor to terminate the lease. The leasehold interest



1 of a unit's owner in a condominium or planned community is not
2 affected by failure of any other person to pay rent or fulfill any other
3 covenant.

4 3. Acquisition of the leasehold interest of any unit's owner by
5 the owner of the reversion or remainder does not merge the
6 leasehold and freehold interests unless the leasehold interests of all
7 units' owners subject to that reversion or remainder are acquired.

8 4. If the expiration or termination of a lease decreases the
9 number of units in a common-interest community, the allocated
10 interests must be reallocated in accordance with subsection 1 of
11 NRS 116.1107 as if those units had been taken by eminent domain.
12 Reallocations must be confirmed by an amendment to the
13 declaration prepared, executed and recorded by the association.

14 **Sec. 27.** NRS 116.2107 is hereby amended to read as follows:

15 116.2107 1. The declaration must allocate to each unit:

16 (a) In a condominium, a fraction or percentage of undivided
17 interests in the common elements and in the common expenses of
18 the association , ~~[(NRS 116.3115)]~~ and a portion of the votes in the
19 association;

20 (b) In a cooperative, a proportionate ownership in the
21 association, a fraction or percentage of the common expenses of
22 the association ~~[(NRS 116.3115)]~~ and a portion of the votes in the
23 association; and

24 (c) In a planned community, a fraction or percentage of the
25 common expenses of the association ~~[(NRS 116.3115)]~~ and a
26 portion of the votes in the association.

27 2. The declaration must state the formulas used to establish
28 allocations of interests. Those allocations may not discriminate in
29 favor of units owned by the declarant or an affiliate of the declarant.

30 3. If units may be added to or withdrawn from the common-
31 interest community, the declaration must state the formulas to be
32 used to reallocate the allocated interests among all units included in
33 the common-interest community after the addition or withdrawal.

34 4. The declaration may provide:

35 (a) That different allocations of votes are made to the units on
36 particular matters specified in the declaration;

37 (b) For cumulative voting only for the purpose of electing
38 members of the executive board; and

39 (c) For class voting on specified issues affecting the class if
40 necessary to protect valid interests of the class.

41 ➔ Except as otherwise provided in NRS 116.31032, a declarant may
42 not utilize cumulative or class voting for the purpose of evading any
43 limitation imposed on declarants by this chapter nor may units
44 constitute a class because they are owned by a declarant.



1 5. Except for minor variations because of rounding, the sum of
2 the liabilities for common expenses and, in a condominium, the sum
3 of the undivided interests in the common elements allocated at any
4 time to all the units must each equal one if stated as a fraction or 100
5 percent if stated as a percentage. In the event of discrepancy
6 between an allocated interest and the result derived from application
7 of the pertinent formula, the allocated interest prevails.

8 6. In a condominium, the common elements are not subject to
9 partition, and any purported conveyance, encumbrance, judicial sale
10 or other voluntary or involuntary transfer of an undivided interest in
11 the common elements made without the unit to which that interest is
12 allocated is void.

13 7. In a cooperative, any purported conveyance, encumbrance,
14 judicial sale or other voluntary or involuntary transfer of an
15 ownership interest in the association made without the possessory
16 interest in the unit to which that interest is related is void.

17 **Sec. 28.** NRS 116.2113 is hereby amended to read as follows:

18 116.2113 1. If the declaration expressly so permits, a unit
19 may be subdivided into two or more units. Subject to ~~the provisions~~
20 ~~of~~ the declaration and ~~other provisions of~~ law ~~[-]~~ *other than this*
21 *chapter*, upon application of the unit's owner to subdivide a unit,
22 the association shall prepare, execute and record an amendment to
23 the declaration, including , in a condominium or planned community
24 , the plats, subdividing that unit.

25 2. The amendment to the declaration must be executed by the
26 owner of the unit to be subdivided, assign an identifying number to
27 each unit created, and reallocate the allocated interests formerly
28 allocated to the subdivided unit to the new units in any reasonable
29 manner prescribed by the owner of the subdivided unit ~~[-]~~ *or on any*
30 *other basis the declaration requires.*

31 **Sec. 29.** NRS 116.2116 is hereby amended to read as follows:

32 116.2116 1. Subject to ~~the provisions of~~ the declaration, a
33 declarant has an easement through the common elements as may be
34 reasonably necessary to discharge the declarant's obligations or
35 exercise special declarant's rights, whether arising under this
36 chapter or reserved in the declaration.

37 2. ~~In a planned community, subject to the provisions of~~
38 *Subject to* paragraph (f) of subsection 1 of NRS 116.3102 and NRS
39 116.3112, the units' owners have an easement ~~[-]~~

40 ~~(a) In]~~ *in* the common elements for purposes of access to their
41 units . ~~[-]~~ *and*

42 ~~(b) To]~~

43 3. *Subject to the declaration and any rules adopted by the*
44 *association, the units' owners have a right* to use the common
45 elements *that are not limited common elements* and all real estate



1 that must become common elements ~~[(paragraph (f) of subsection 1~~
2 ~~of NRS 116.2105) for all other]~~ *for the* purposes ~~[]~~ *for which they*
3 *were intended.*

4 ~~[3.]~~ 4. Unless the terms of an easement in favor of an
5 association prohibit a residential use of a servient estate, if the
6 owner of the servient estate has obtained all necessary approvals
7 required by law or any covenant, condition or restriction on the
8 property, the owner may use such property in any manner
9 authorized by law without obtaining any additional approval from
10 the association. Nothing in this subsection authorizes an owner of a
11 servient estate to impede the lawful and contractual use of the
12 easement.

13 ~~[4.]~~ 5. The provisions of subsection ~~[3]~~ 4 do not abrogate any
14 easement, restrictive covenant, decision of a court, agreement of a
15 party or any contract, governing document or declaration of
16 covenants, conditions and restrictions, or any other decision, rule or
17 regulation that a local governing body or other entity that makes
18 decisions concerning land use or planning is authorized to make or
19 enact that exists before October 1, 1999, including, without
20 limitation, a zoning ordinance, permit or approval process or any
21 other requirement of a local government or other entity that makes
22 decisions concerning land use or planning.

23 **Sec. 30.** NRS 116.2117 is hereby amended to read as follows:

24 116.2117 1. Except as otherwise provided in NRS
25 116.21175, and except in cases of amendments that may be
26 executed by a declarant under subsection 5 of NRS 116.2109 or
27 NRS 116.211, or by the association under NRS 116.1107, 116.2106,
28 subsection 3 of NRS 116.2108, subsection 1 of NRS 116.2112 or
29 NRS 116.2113, or by certain units' owners under subsection 2 of
30 NRS 116.2108, subsection 1 of NRS 116.2112, subsection 2 of NRS
31 116.2113 or subsection 2 of NRS 116.2118, and except as otherwise
32 limited by ~~[subsection]~~ *subsections 4, 7 and 8*, the declaration,
33 including any plats, may be amended only by vote or agreement of
34 units' owners of units to which at least a majority of the votes in the
35 association are allocated, ~~[or any larger majority]~~ *unless* the
36 declaration specifies ~~[. The declaration may specify a smaller~~
37 ~~number only if all of the units are restricted exclusively to~~
38 ~~nonresidential use.]~~ *a different percentage for all amendments or*
39 *for specified subjects of amendment. If the declaration requires*
40 *the approval of another person as a condition of its effectiveness,*
41 *the amendment is not valid without that approval.*

42 2. No action to challenge the validity of an amendment adopted
43 by the association pursuant to this section may be brought more than
44 1 year after the amendment is recorded.



1 3. Every amendment to the declaration must be recorded in
2 every county in which any portion of the common-interest
3 community is located and is effective only upon recordation. An
4 amendment, except an amendment pursuant to NRS 116.2112, must
5 be indexed in the grantee's index in the name of the common-
6 interest community and the association and in the grantor's index in
7 the name of the parties executing the amendment.

8 4. Except to the extent expressly permitted or required by other
9 provisions of this chapter, no amendment may change the
10 boundaries of any unit ~~for~~, *change* the allocated interests of a unit
11 *or change the uses to which any unit is restricted*, in the absence of
12 unanimous consent of ~~the~~ *only those* units' owners *whose units*
13 *are* affected and the consent of a majority of the owners of the
14 remaining units.

15 5. Amendments to the declaration required by this chapter to
16 be recorded by the association must be prepared, executed, recorded
17 and certified on behalf of the association by any officer of the
18 association designated for that purpose or, in the absence of
19 designation, by the president of the association.

20 6. *An amendment to the declaration which prohibits or*
21 *materially restricts the permitted uses of a unit or the number or*
22 *other qualifications of persons who may occupy units may not be*
23 *enforced against a unit's owner who was the owner of the unit on*
24 *the date of the recordation of the amendment as long as the unit's*
25 *owner remains the owner of that unit.*

26 7. *A provision in the declaration creating special declarant's*
27 *rights that have not expired may not be amended without the*
28 *consent of the declarant.*

29 8. *If any provision of this chapter or of the declaration*
30 *requires the consent of a holder of a security interest in a unit, or*
31 *an insurer or guarantor of such interest, as a condition to the*
32 *effectiveness of an amendment to the declaration, that consent is*
33 *deemed granted if:*

34 (a) *The holder, insurer or guarantor has not requested, in*
35 *writing, notice of any proposed amendment; or*

36 (b) *Notice of any proposed amendment is required or has been*
37 *requested and a written refusal to consent is not received by the*
38 *association within 60 days after the association delivers notice of*
39 *the proposed amendment to the holder, insurer or guarantor, by*
40 *certified mail, return receipt requested, to the address for notice*
41 *provided by the holder, insurer or guarantor in a prior written*
42 *request for notice.*

43 **Sec. 31.** NRS 116.2118 is hereby amended to read as follows:

44 116.2118 1. Except in the case of a taking of all the units by
45 eminent domain , ~~[(NRS 116.1107) or]~~ in the case of foreclosure



1 against an entire cooperative of a security interest that has priority
2 over the declaration, *or in the circumstances described in section 4*
3 *of this act*, a common-interest community may be terminated only
4 by agreement of units' owners to whom at least 80 percent of the
5 votes in the association are allocated, or any larger percentage the
6 declaration specifies **H**, *and with any other approvals required by*
7 *the declaration*. The declaration may specify a smaller percentage
8 only if all of the units are restricted exclusively to nonresidential
9 uses.

10 2. An agreement to terminate must be evidenced by the
11 execution of an agreement to terminate, or ratifications thereof, in
12 the same manner as a deed, by the requisite number of units'
13 owners. The agreement must specify a date after which the
14 agreement will be void unless it is recorded before that date. An
15 agreement to terminate and all ratifications thereof must be recorded
16 in every county in which a portion of the common-interest
17 community is situated and is effective only upon recordation.

18 3. In the case of a condominium or planned community
19 containing only units having horizontal boundaries described in the
20 declaration, an agreement to terminate may provide that all of the
21 common elements and units of the common-interest community
22 must be sold following termination. If, pursuant to the agreement,
23 any real estate in the common-interest community is to be sold
24 following termination, the agreement must set forth the minimum
25 terms of the sale.

26 4. In the case of a condominium or planned community
27 containing any units not having horizontal boundaries described in
28 the declaration, an agreement to terminate may provide for sale of
29 the common elements, but it may not require that the units be sold
30 following termination, unless the declaration as originally recorded
31 provided otherwise or all the units' owners consent to the sale.

32 5. The association, on behalf of the units' owners, may contract
33 for the sale of real estate in a common-interest community, but the
34 contract is not binding on the units' owners until approved pursuant
35 to subsections 1 and 2. If any real estate is to be sold following
36 termination, title to that real estate, upon termination, vests in the
37 association as trustee for the holders of all interests in the units.
38 Thereafter, the association has all powers necessary and appropriate
39 to effect the sale. Until the sale has been concluded and the proceeds
40 thereof distributed, the association continues in existence with all
41 powers it had before termination. Proceeds of the sale must be
42 distributed to units' owners and lienholders as their interests may
43 appear, in accordance with NRS 116.21183 and 116.21185. Unless
44 otherwise specified in the agreement to terminate, as long as the
45 association holds title to the real estate, each unit's owner and his or



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1 her successors in interest have an exclusive right to occupancy of
2 the portion of the real estate that formerly constituted the unit.
3 During the period of that occupancy, each unit's owner and his or
4 her successors in interest remain liable for all assessments and other
5 obligations imposed on units' owners by this chapter or the
6 declaration.

7 6. In a condominium or planned community, if the real estate
8 constituting the common-interest community is not to be sold
9 following termination, title to the common elements and, in a
10 common-interest community containing only units having
11 horizontal boundaries described in the declaration, title to all the real
12 estate in the common-interest community, vests in the units' owners
13 upon termination as tenants in common in proportion to their
14 respective interests as provided in NRS 116.21185, and liens on the
15 units shift accordingly. While the tenancy in common exists, each
16 unit's owner and his or her successors in interest have an exclusive
17 right to occupancy of the portion of the real estate that formerly
18 constituted the unit.

19 7. Following termination of the common-interest community,
20 the proceeds of ~~any~~ a sale of real estate, together with the assets of
21 the association, are held by the association as trustee for units'
22 owners and holders of liens on the units as their interests may
23 appear.

24 **Sec. 32.** NRS 116.3101 is hereby amended to read as follows:

25 116.3101 1. A unit-owners' association must be organized no
26 later than the date the first unit in the common-interest community is
27 conveyed.

28 2. The membership of the association at all times consists
29 exclusively of all units' owners or, following termination of the
30 common-interest community, of all owners of former units entitled
31 to distributions of proceeds under NRS 116.2118, 116.21183 and
32 116.21185, or their heirs, successors or assigns.

33 3. *Except for a residential planned community containing not*
34 *more than 12 units, the association must have an executive board.*

35 4. The association must:

36 (a) Be organized as a profit or nonprofit corporation,
37 association, limited-liability company, trust, ~~or~~ partnership ~~or~~ *or*
38 *any other form of organization authorized by the law of this State;*

39 (b) Include in its articles of incorporation, articles of association,
40 articles of organization, certificate of registration, certificate of
41 limited partnership, certificate of trust or other documents of
42 organization, or any amendment thereof, that the purpose of the
43 corporation, association, limited-liability company, trust or
44 partnership is to operate as an association pursuant to this chapter;



1 (c) Contain in its name the words “common-interest
2 community,” “community association,” “master association,”
3 “homeowners’ association” or “unit-owners’ association”; and

4 (d) Comply with the applicable provisions of chapters 78, 81,
5 82, 86, 87, 87A, 88 and 88A of NRS when filing with the Secretary
6 of State its articles of incorporation, articles of association, articles
7 of organization, certificate of registration, certificate of limited
8 partnership, certificate of trust or other documents of organization,
9 or any amendment thereof.

10 **Sec. 33.** NRS 116.3102 is hereby amended to read as follows:

11 116.3102 1. Except as otherwise provided in this ~~[section,]~~
12 *chapter*, and subject to the provisions of the declaration, the
13 association : ~~[may do any or all of the following:]~~

14 (a) ~~[Adopt]~~ *Shall adopt* and , *except as otherwise provided in*
15 *the bylaws, may* amend bylaws ~~[.]~~ *and may adopt and amend* rules
16 and regulations.

17 (b) ~~[Adopt]~~ *Shall adopt* and *may* amend budgets ~~[for revenues,~~
18 ~~expenditures—and—reserves—and]~~ *in accordance with the*
19 *requirements set forth in NRS 116.31151, may* collect assessments
20 for common expenses from the units’ owners ~~[.]~~ *and may invest*
21 *funds of the association in accordance with the requirements set*
22 *forth in NRS 116.311395.*

23 (c) ~~[Hire]~~ *May hire* and discharge managing agents and other
24 employees, agents and independent contractors.

25 (d) ~~[Institute.]~~ *May institute*, defend or intervene in litigation *or*
26 *in arbitration, mediation* or administrative proceedings in its own
27 name on behalf of itself or two or more units’ owners on matters
28 affecting the common-interest community.

29 (e) ~~[Make]~~ *May make* contracts and incur liabilities. Any
30 contract between the association and a private entity for the
31 furnishing of goods or services must not include a provision
32 granting the private entity the right of first refusal with respect to
33 extension or renewal of the contract.

34 (f) ~~[Regulate]~~ *May regulate* the use, maintenance, repair,
35 replacement and modification of common elements.

36 (g) ~~[Cause]~~ *May cause* additional improvements to be made as a
37 part of the common elements.

38 (h) ~~[Acquire.]~~ *May acquire*, hold, encumber and convey in its
39 own name any right, title or interest to real estate or personal
40 property, but:

41 (1) Common elements in a condominium or planned
42 community may be conveyed or subjected to a security interest only
43 pursuant to NRS 116.3112; and



1 (2) Part of a cooperative may be conveyed, or all or part of a
2 cooperative may be subjected to a security interest, only pursuant to
3 NRS 116.3112.

4 (i) ~~[Grant]~~ *May grant* easements, leases, licenses and
5 concessions through or over the common elements.

6 (j) ~~[Impose]~~ *May impose* and receive any payments, fees or
7 charges for the use, rental or operation of the common elements,
8 other than limited common elements described in subsections 2 and
9 4 of NRS 116.2102, and for services provided to the units' owners,
10 including, without limitation, any services provided pursuant to
11 NRS 116.310312.

12 (k) ~~[Impose]~~ *May impose* charges for late payment of
13 assessments pursuant to NRS 116.3115.

14 (l) ~~[Impose]~~ *May impose* construction penalties when authorized
15 pursuant to NRS 116.310305.

16 (m) ~~[Impose]~~ *May impose* reasonable fines for violations of the
17 governing documents of the association only if the association
18 complies with the requirements set forth in NRS 116.31031.

19 (n) ~~[Impose]~~ *May impose* reasonable charges for the preparation
20 and recordation of any amendments to the declaration or any
21 statements of unpaid assessments, and impose reasonable fees, not
22 to exceed the amounts authorized by NRS 116.4109, for preparing
23 and furnishing the documents and certificate required by that
24 section.

25 (o) ~~[Provide]~~ *May provide* for the indemnification of its officers
26 and executive board and maintain ~~[directors' and officers']~~ *directors*
27 *and officers* liability insurance.

28 (p) ~~[Assign]~~ *May assign* its right to future income, including the
29 right to receive assessments for common expenses, but only to the
30 extent the declaration expressly so provides.

31 (q) ~~[Exercise]~~ *May exercise* any other powers conferred by the
32 declaration or bylaws.

33 (r) ~~[Exercise]~~ *May exercise* all other powers that may be
34 exercised in this State by legal entities of the same type as the
35 association.

36 (s) ~~[Direct]~~ *May direct* the removal of vehicles improperly
37 parked on property owned or leased by the association, as
38 authorized pursuant to NRS 487.038, or improperly parked on any
39 road, street, alley or other thoroughfare within the common-interest
40 community in violation of the governing documents. In addition to
41 complying with the requirements of NRS 487.038 and any
42 requirements in the governing documents, if a vehicle is improperly
43 parked as described in this paragraph, the association must post
44 written notice in a conspicuous place on the vehicle or provide oral
45 or written notice to the owner or operator of the vehicle at least



1 48 hours before the association may direct the removal of the
2 vehicle, unless the vehicle:

3 (1) Is blocking a fire hydrant, fire lane or parking space
4 designated for the handicapped; or

5 (2) Poses an imminent threat of causing a substantial adverse
6 effect on the health, safety or welfare of the units' owners or
7 residents of the common-interest community.

8 (t) ~~Exercise~~ *May exercise* any other powers necessary and
9 proper for the governance and operation of the association.

10 2. The declaration may not ~~impose limitations on~~ *limit* the
11 power of the association to deal with the declarant ~~[which are]~~ *if the*
12 *limit is* more restrictive than the ~~limitations~~ *limit* imposed on the
13 power of the association to deal with other persons.

14 3. *The executive board may determine whether to take*
15 *enforcement action by exercising the association's power to*
16 *impose sanctions or commence an action for a violation of the*
17 *declaration, bylaws or rules, including whether to compromise any*
18 *claim for unpaid assessments or other claim made by or against it.*
19 *The executive board does not have a duty to take enforcement*
20 *action if it determines that, under the facts and circumstances*
21 *presented:*

22 (a) *The association's legal position does not justify taking any*
23 *or further enforcement action;*

24 (b) *The covenant, restriction or rule being enforced is, or is*
25 *likely to be construed as, inconsistent with current law;*

26 (c) *Although a violation may exist or may have occurred, it is*
27 *not so material as to be objectionable to a reasonable person or to*
28 *justify expending the association's resources; or*

29 (d) *It is not in the association's best interests to pursue an*
30 *enforcement action.*

31 4. *The executive board's decision under subsection 3 not to*
32 *pursue enforcement under one set of circumstances does not*
33 *prevent the executive board from taking enforcement action under*
34 *another set of circumstances, but the executive board may not be*
35 *arbitrary or capricious in taking enforcement action.*

36 5. Notwithstanding any provision of this chapter or the
37 governing documents to the contrary, an association may not impose
38 any assessment pursuant to this chapter or the governing documents
39 on the owner of any property in the common-interest community
40 that is exempt from taxation pursuant to NRS 361.125. For the
41 purposes of this subsection, "assessment" does not include any
42 charge for any utility services, including, without limitation,
43 telecommunications, broadband communications, cable television,
44 electricity, natural gas, sewer services, garbage collection, water or
45 for any other service which is delivered to and used or consumed



1 directly by the property in the common-interest community that is
2 exempt from taxation pursuant to NRS 361.125.

3 **Sec. 34.** NRS 116.3103 is hereby amended to read as follows:

4 116.3103 1. Except as otherwise provided in the declaration,
5 the bylaws, this section or other provisions of this chapter, the
6 executive board ~~{may act in all instances}~~ *acts* on behalf of the
7 association. In the performance of their duties, the officers and
8 members of the executive board are fiduciaries and shall act on an
9 informed basis, in good faith and in the honest belief that their
10 actions are in the best interest of the association. ~~{The}~~ *Officers and*
11 *members of the executive board* ~~{are}~~ :

12 (a) *Are* required to exercise the ordinary and reasonable care of
13 *officers and* directors of a *nonprofit* corporation, subject to the
14 business-judgment rule ~~{}~~ ; and

15 (b) *Are subject to conflict of interest rules governing the*
16 *officers and directors of a nonprofit corporation organized under*
17 *the law of this State.*

18 2. The executive board may not act ~~{on behalf of the~~
19 ~~association}~~ to ~~{amend}~~ :

20 (a) *Amend* the declaration . ~~{, to terminate}~~

21 (b) *Terminate* the common-interest community . ~~{, or to elect}~~

22 (c) *Elect* members of the executive board ~~{or determine their}~~ ,
23 *but unless the governing documents provide that a vacancy on the*
24 *executive board must be filled by a vote of the membership of the*
25 *association, the executive board may fill vacancies in its*
26 *membership for the unexpired portion of any term or until the*
27 *next regularly scheduled election of executive board members,*
28 *whichever is earlier. Any executive board member elected to a*
29 *previously vacant position which was temporarily filled by board*
30 *appointment may only be elected to fulfill the remainder of the*
31 *unexpired portion of the term.*

32 (d) *Determine the* qualifications, powers , ~~{and}~~ duties or terms
33 of office ~~{, but the executive board may fill vacancies in its~~
34 ~~membership for the unexpired portion of any term unless the~~
35 ~~governing documents provide that a vacancy on the executive board~~
36 ~~must be filled by a vote of the membership of the association.}~~ *of*
37 *members of the executive board.*

38 3. *The executive board shall adopt budgets as provided in*
39 *NRS 116.31151.*

40 **Sec. 34.5.** NRS 116.310305 is hereby amended to read as
41 follows:

42 116.310305 1. A unit's owner shall adhere to a schedule
43 required by the association for:

44 (a) The completion of the design of a unit or the design of an
45 improvement to a unit;



1 (b) The commencement of the construction of a unit or the
2 construction of an improvement to a unit;

3 (c) The completion of the construction of a unit or the
4 construction of an improvement to the unit; or

5 (d) The issuance of a permit which is necessary for the
6 occupancy of a unit or for the use of an improvement to a unit.

7 2. The association may impose and enforce a construction
8 penalty against a unit's owner who fails to adhere to a schedule as
9 required pursuant to subsection 1 if:

10 (a) The ~~[maximum amount of the]~~ *right to assess and collect a*
11 construction penalty ~~[and the schedule are]~~ *is* set forth in:

12 (1) The declaration;

13 (2) Another document related to the common-interest
14 community that is recorded before the date on which the unit's
15 owner acquired title to the unit; or

16 (3) A contract between the unit's owner and the association;

17 ~~[and]~~

18 (b) *The association has included notice of the maximum*
19 *amount of the construction penalty and schedule as part of any*
20 *public offering statement or resale package required by this*
21 *chapter; and*

22 (c) The unit's owner receives notice of the alleged violation
23 which informs the unit's owner that he or she has a right to a
24 hearing on the alleged violation.

25 3. For the purposes of this chapter, a construction penalty is not
26 a fine.

27 **Sec. 35.** NRS 116.31031 is hereby amended to read as
28 follows:

29 116.31031 1. Except as otherwise provided in this section, if
30 a unit's owner or a tenant or an invitee of a unit's owner or a tenant
31 violates any provision of the governing documents of an association,
32 the executive board may, if the governing documents so provide:

33 (a) Prohibit, for a reasonable time, the unit's owner or the tenant
34 or the invitee of the unit's owner or the tenant from:

35 (1) Voting on matters related to the common-interest
36 community.

37 (2) Using the common elements. The provisions of this
38 subparagraph do not prohibit the unit's owner or the tenant or the
39 invitee of the unit's owner or the tenant from using any vehicular or
40 pedestrian ingress or egress to go to or from the unit, including any
41 area used for parking.

42 (b) Impose a fine against the unit's owner or the tenant or the
43 invitee of the unit's owner or the tenant for each violation, except
44 that:



1 (1) A fine may not be imposed for a violation that is the
2 subject of a construction penalty pursuant to NRS 116.310305; and

3 (2) A fine may not be imposed against a unit's owner or a
4 tenant or invitee of a unit's owner or a tenant for a violation of the
5 governing documents which involves a vehicle and which is
6 committed by a person who is delivering goods to, or performing
7 services for, the unit's owner or tenant or invitee of the unit's owner
8 or the tenant.

9 ➔ If the violation poses an imminent threat of causing a substantial
10 adverse effect on the health, safety or welfare of the units' owners or
11 residents of the common-interest community, the amount of the fine
12 must be commensurate with the severity of the violation and must
13 be determined by the executive board in accordance with the
14 governing documents. If the violation does not pose an imminent
15 threat of causing a substantial adverse effect on the health, safety or
16 welfare of the units' owners or residents of the common-interest
17 community, the amount of the fine must be commensurate with the
18 severity of the violation and must be determined by the executive
19 board in accordance with the governing documents, but the amount
20 of the fine must not exceed \$100 for each violation or a total amount
21 of \$1,000, whichever is less. The limitations on the amount of the
22 fine do not apply to any charges or costs that may be collected by
23 the association pursuant to this section if the fine becomes past due.

24 2. The executive board may not impose a fine pursuant to
25 subsection 1 against a unit's owner for a violation of any provision
26 of the governing documents of an association committed by an
27 invitee of the unit's owner or the tenant unless the unit's owner:

- 28 (a) Participated in or authorized the violation;
29 (b) Had prior notice of the violation; or
30 (c) Had an opportunity to stop the violation and failed to do so.

31 3. *If the association adopts a policy imposing fines for any*
32 *violations of the governing documents of the association, the*
33 *secretary or other officer specified in the bylaws shall prepare and*
34 *cause to be hand-delivered or sent prepaid by United States mail to*
35 *the mailing address of each unit or to any other mailing address*
36 *designated in writing by the unit's owner, a schedule of the fines*
37 *that may be imposed for those violations.*

38 4. The executive board may not impose a fine pursuant to
39 subsection 1 unless:

40 (a) Not less than 30 days before the violation, the unit's owner
41 and, if different, the person against whom the fine will be imposed
42 had been provided with written notice of the applicable provisions
43 of the governing documents that form the basis of the violation; and



1 (b) Within a reasonable time after the discovery of the violation,
2 the unit's owner and, if different, the person against whom the fine
3 will be imposed has been provided with:

4 (1) Written notice specifying the details of the violation, the
5 amount of the fine, and the date, time and location for a hearing on
6 the violation; and

7 (2) A reasonable opportunity to contest the violation at the
8 hearing.

9 ➔ For the purposes of this subsection, a unit's owner shall not be
10 deemed to have received written notice unless written notice is
11 mailed to the address of the unit and, if different, to a mailing
12 address specified by the unit's owner.

13 ~~[4-]~~ 5. The executive board must schedule the date, time and
14 location for the hearing on the violation so that the unit's owner and,
15 if different, the person against whom the fine will be imposed is
16 provided with a reasonable opportunity to prepare for the hearing
17 and to be present at the hearing.

18 ~~[5-]~~ 6. The executive board must hold a hearing before it may
19 impose the fine, unless the fine is paid before the hearing or unless
20 the unit's owner and, if different, the person against whom the fine
21 will be imposed:

22 (a) Executes a written waiver of the right to the hearing; or

23 (b) Fails to appear at the hearing after being provided with
24 proper notice of the hearing.

25 ~~[6-]~~ 7. If a fine is imposed pursuant to subsection 1 and the
26 violation is not cured within 14 days, or within any longer period
27 that may be established by the executive board, the violation shall
28 be deemed a continuing violation. Thereafter, the executive board
29 may impose an additional fine for the violation for each 7-day
30 period or portion thereof that the violation is not cured. Any
31 additional fine may be imposed without notice and an opportunity to
32 be heard.

33 ~~[7-]~~ 8. If the governing documents so provide, the executive
34 board may appoint a committee, with not less than three members,
35 to conduct hearings on violations and to impose fines pursuant to
36 this section. While acting on behalf of the executive board for those
37 limited purposes, the committee and its members are entitled to all
38 privileges and immunities and are subject to all duties and
39 requirements of the executive board and its members.

40 ~~[8-]~~ 9. A member of the executive board shall not participate
41 in any hearing or cast any vote relating to a fine imposed pursuant to
42 subsection 1 if the member has not paid all assessments which are
43 due to the association by the member. If a member of the executive
44 board:



1 (a) Participates in a hearing in violation of this subsection, any
2 action taken at the hearing is void.

3 (b) Casts a vote in violation of this subsection, the vote is void.

4 ~~[9-]~~ 10. The provisions of this section establish the minimum
5 procedural requirements that the executive board must follow before
6 it may impose a fine. The provisions of this section do not preempt
7 any provisions of the governing documents that provide greater
8 procedural protections.

9 ~~[10-]~~ 11. Any past due fine must not bear interest, but may
10 include any costs incurred by the association during a civil action to
11 enforce the payment of the past due fine.

12 ~~[11-]~~ 12. If requested by a person upon whom a fine was
13 imposed, not later than 60 days after receiving any payment of a
14 fine, an association shall provide to the person upon whom the fine
15 was imposed a statement of the remaining balance owed.

16 **Sec. 36.** NRS 116.31032 is hereby amended to read as
17 follows:

18 116.31032 1. Except as otherwise provided in this section,
19 the declaration may provide for a period of declarant's control of the
20 association, during which a declarant, or persons designated by a
21 declarant, may appoint and remove the officers of the association
22 and members of the executive board. *A declarant may voluntarily*
23 *surrender the right to appoint and remove officers and members of*
24 *the executive board before termination of that period and, in that*
25 *event, the declarant may require, for the duration of the period of*
26 *declarant's control, that specified actions of the association or*
27 *executive board, as described in a recorded instrument executed by*
28 *the declarant, be approved by the declarant before they become*
29 *effective.* Regardless of the period provided in the declaration, a
30 period of declarant's control terminates no later than ~~[:]~~ *the earliest*
31 *of:*

32 (a) Sixty days after conveyance of 75 percent of the units that
33 may be created to units' owners other than a declarant or, if the
34 association exercises powers over a common-interest community
35 pursuant to this chapter and a time-share plan pursuant to chapter
36 119A of NRS, 120 days after conveyance of 80 percent of the units
37 that may be created to units' owners other than a declarant;

38 (b) Five years after all declarants have ceased to offer units for
39 sale in the ordinary course of business; ~~[or]~~

40 (c) Five years after any right to add new units was last exercised

41 ~~[;~~
42 ~~→-whichever occurs earlier-]; or~~

43 (d) *The day the declarant, after giving notice to units' owners,*
44 *records an instrument voluntarily surrendering all rights to*
45 *control activities of the association.*



1 2. ~~[A declarant may voluntarily surrender the right to appoint~~
2 ~~and remove officers and members of the executive board before~~
3 ~~termination of that period, but in that event the declarant may~~
4 ~~require, for the duration of the period of declarant's control, that~~
5 ~~specified actions of the association or executive board, as described~~
6 ~~in a recorded instrument executed by the declarant, be approved by~~
7 ~~the declarant before they become effective.~~

8 ~~—3.]~~ Not later than 60 days after conveyance of 25 percent of the
9 units that may be created to units' owners other than a declarant, at
10 least one member and not less than 25 percent of the members of the
11 executive board must be elected by units' owners other than the
12 declarant. Not later than 60 days after conveyance of 50 percent of
13 the units that may be created to units' owners other than a declarant,
14 not less than ~~[33 1/3 percent]~~ *one-third* of the members of the
15 executive board must be elected by units' owners other than the
16 declarant.

17 **Sec. 37.** NRS 116.31036 is hereby amended to read as
18 follows:

19 116.31036 1. Notwithstanding any provision of the
20 declaration or bylaws to the contrary, any member of the executive
21 board, other than a member appointed by the declarant, may be
22 removed from the executive board, with or without cause, if at a
23 removal election held pursuant to this section ~~:~~

24 ~~—(a) The]~~, *the* number of votes cast *in favor of removal*
25 constitutes ~~[at]~~:

26 (a) *At* least 35 percent of the total number of voting members of
27 the association; and

28 (b) *At* least a majority of all votes cast in that removal election .
29 ~~[are cast in favor of removal.]~~

30 2. *A removal election may be called by units' owners*
31 *constituting at least 10 percent, or any lower percentage specified*
32 *in the bylaws, of the total number of voting members of the*
33 *association. To call a removal election, the units' owners must*
34 *submit a written petition which is signed by the required*
35 *percentage of the total number of voting members of the*
36 *association pursuant to this subsection and which is mailed,*
37 *return receipt requested, or served by a process server to the*
38 *executive board or the community manager for the association. If*
39 *a removal election is called pursuant to this subsection and:*

40 (a) *The voting rights of the units' owners will be exercised*
41 *through the use of secret written ballots pursuant to this section:*

42 (1) *The secret written ballots for the removal election must*
43 *be sent in the manner required by this section not less than 15*
44 *days or more than 60 days after the date on which the petition is*
45 *received; and*



1 (2) *The executive board shall set the date for the meeting to*
2 *open and count the secret written ballots so that the meeting is*
3 *held not more than 15 days after the deadline for returning the*
4 *secret written ballots and not later than 90 days after the date on*
5 *which the petition was received.*

6 (b) *The voting rights of the owners of time shares will be*
7 *exercised by delegates or representatives as set forth in NRS*
8 *116.31105, the executive board shall set the date for the removal*
9 *election so that the removal election is held not less than 15 days*
10 *or more than 90 days after the date on which the petition is*
11 *received.*

12 ↪ *The association shall not adopt any rule or regulation which*
13 *prevents or unreasonably interferes with the collection of the*
14 *required percentage of signatures for a petition pursuant to this*
15 *subsection.*

16 3. Except as otherwise provided in NRS 116.31105, the
17 removal of any member of the executive board must be conducted
18 by secret written ballot in the following manner:

19 (a) The secretary or other officer specified in the bylaws of the
20 association shall cause a secret ballot and a return envelope to be
21 sent, prepaid by United States mail, to the mailing address of each
22 unit within the common-interest community or to any other mailing
23 address designated in writing by the unit's owner.

24 (b) Each unit's owner must be provided with at least 15 days
25 after the date the secret written ballot is mailed to the unit's owner
26 to return the secret written ballot to the association.

27 (c) Only the secret written ballots that are returned to the
28 association may be counted to determine the outcome.

29 (d) The secret written ballots must be opened and counted at a
30 meeting of the association. A quorum is not required to be present
31 when the secret written ballots are opened and counted at the
32 meeting.

33 (e) The incumbent members of the executive board, including,
34 without limitation, the member who is subject to the removal, may
35 not possess, be given access to or participate in the opening or
36 counting of the secret written ballots that are returned to the
37 association before those secret written ballots have been opened and
38 counted at a meeting of the association.

39 ~~3. If a member of an executive board is named as a respondent~~
40 ~~or sued for liability for actions undertaken in his or her role as a~~
41 ~~member of the board, the association shall indemnify the member~~
42 ~~for his or her losses or claims, and undertake all costs of defense,~~
43 ~~unless it is proven that the member acted with willful or wanton~~
44 ~~misfeasance or with gross negligence. After such proof, the~~
45 ~~association is no longer liable for the cost of defense, and may~~



~~1 recover costs already expended from the member of the executive
2 board who so acted. Members of the executive board are not
3 personally liable to the victims of crimes occurring on the property.
4 Punitive damages may not be recovered against:~~

~~5 —(a) The association;~~

~~6 —(b) The members of the executive board for acts or omissions
7 that occur in their official capacity as members of the executive
8 board; or~~

~~9 —(c) The officers of the association for acts or omissions that
10 occur in their capacity as officers of the association.~~

~~11 —4. The provisions of this section do not prohibit the
12 Commission from taking any disciplinary action against a member
13 of an executive board pursuant to NRS 116.745 to 116.795,
14 inclusive.]~~

15 **Sec. 38.** NRS 116.3105 is hereby amended to read as follows:

16 116.3105 ~~[If entered into before]~~

17 *1. Within 2 years after* the executive board elected by the
18 units' owners pursuant to NRS 116.31034 takes office, ~~[any] the~~
19 *association may terminate without penalty, upon not less than 90*
20 *days' notice to the other party, any of the following if it was*
21 *entered into before that executive board was elected:*

22 (a) Any management ~~[contract,]~~ *maintenance, operations or*
23 *employment contract, or lease of recreational or parking areas or*
24 *facilities [-,any] ; or*

25 (b) Any other contract or lease between the association and a
26 declarant or an affiliate of a declarant . ~~[or any contract or lease that~~
27 ~~is not in good faith or was unconscionable to the units' owners at the~~
28 ~~time entered into under the circumstances then prevailing may be~~
29 ~~terminated]~~

30 *2. The association may terminate* without penalty , ~~[by the~~
31 ~~association]~~ at any time after the executive board elected by the
32 units' owners *pursuant to NRS 116.31034* takes office upon not
33 less than 90 days' notice to the other party ~~[-]~~ *, any contract or lease*
34 *that is not in good faith or was unconscionable to the units'*
35 *owners at the time entered into.*

36 *3.* This section does not apply to ~~[any]~~ :

37 (a) Any lease the termination of which would terminate the
38 common-interest community or reduce its size, unless the real estate
39 subject to that lease was included in the common-interest
40 community for the purpose of avoiding the right of the association
41 to terminate a lease under this section ~~[-, or to a]~~ ; *or*

42 (b) A proprietary lease.



* S B 2 0 4 R 2 *

1 **Sec. 39.** NRS 116.3106 is hereby amended to read as follows:

2 116.3106 1. The bylaws of the association must : ~~{provide:}~~

3 (a) ~~{The}~~ *Provide the* number of members of the executive
4 board and the titles of the officers of the association;

5 (b) ~~{For}~~ *Provide for* election by the executive board of a
6 president, treasurer, secretary and any other officers of the
7 association the bylaws specify;

8 (c) ~~{The}~~ *Specify the* qualifications, powers and duties, terms of
9 office and manner of electing and removing officers of the
10 association and members of the executive board and filling
11 vacancies;

12 (d) ~~{Which}~~ *Specify the* powers ~~{, if any, that}~~ the executive
13 board or the officers of the association may delegate to other
14 persons or to a community manager;

15 (e) ~~{Which of its}~~ *Specify the* officers *who* may prepare,
16 execute, certify and record amendments to the declaration on behalf
17 of the association;

18 (f) ~~{Procedural}~~ *Provide procedural* rules for conducting
19 meetings of the association;

20 (g) ~~{A}~~ *Specify a* method for ~~{amending}~~ *the units' owners to*
21 *amend* the bylaws; ~~{and}~~

22 (h) ~~{Procedural}~~ *Provide procedural* rules for conducting
23 elections ~~{,}~~;

24 (i) *Contain any provision necessary to satisfy requirements in*
25 *this chapter or the declaration concerning meetings, voting,*
26 *quorums and other activities of the association; and*

27 (j) *Provide for any matter required by law of this State other*
28 *than this chapter to appear in the bylaws of organizations of the*
29 *same type as the association.*

30 2. Except as otherwise provided in *this chapter or* the
31 declaration, the bylaws may provide for any other *necessary or*
32 *appropriate* matters ~~{the association deems necessary and~~
33 ~~appropriate.}~~, *including, without limitation, matters that could be*
34 *adopted as rules.*

35 3. The bylaws must be written in plain English.

36 **Sec. 40.** NRS 116.3108 is hereby amended to read as follows:

37 116.3108 1. A meeting of the units' owners must be held at
38 least once each year ~~{}~~ *at a time and place stated in or fixed in*
39 *accordance with the bylaws.* If the governing documents do not
40 designate an annual meeting date of the units' owners, a meeting of
41 the units' owners must be held 1 year after the date of the last
42 meeting of the units' owners. If the units' owners have not held a
43 meeting for 1 year, a meeting of the units' owners must be held on
44 the following March 1.



1 2. ~~[Special meetings]~~ *An association shall hold a special*
2 *meeting* of the units' owners ~~[may be called by the]~~ *to address any*
3 *matter affecting the common-interest community or the*
4 *association if its* president, ~~[by]~~ a majority of the executive board or
5 ~~[by]~~ units' owners constituting at least 10 percent, or any lower
6 percentage specified in the bylaws, of the total number of ~~[voting~~
7 ~~members of]~~ *votes in* the association ~~[- The same number of units'~~
8 ~~owners may also call a removal election pursuant to NRS~~
9 ~~116.31036.]~~ *request that the secretary call such a meeting.* To call
10 a special meeting , ~~[or a removal election,]~~ the units' owners must
11 submit a written petition which is signed by the required percentage
12 of the total number of voting members of the association pursuant to
13 this subsection and which is mailed, return receipt requested, or
14 served by a process server to the executive board or the community
15 manager for the association. If the petition calls for a special
16 meeting, the executive board shall set the date for the special
17 meeting so that the special meeting is held not less than 15 days or
18 more than 60 days after the date on which the petition is received.
19 ~~[If the petition calls for a removal election and:~~
20 ~~—(a) The voting rights of the owners of time shares will be~~
21 ~~exercised by delegates or representatives as set forth in NRS~~
22 ~~116.31105, the executive board shall set the date for the removal~~
23 ~~election so that the removal election is held not less than 15 days or~~
24 ~~more than 60 days after the date on which the petition is received; or~~
25 ~~—(b) The voting rights of the units' owners will be exercised~~
26 ~~through the use of secret written ballots pursuant to NRS 116.31036,~~
27 ~~the secret written ballots for the removal election must be sent in the~~
28 ~~manner required by NRS 116.31036 not less than 15 days or more~~
29 ~~than 60 days after the date on which the petition is received, and the~~
30 ~~executive board shall set the date for the meeting to open and count~~
31 ~~the secret written ballots so that the meeting is held not more than~~
32 ~~15 days after the deadline for returning the secret written ballots.~~
33 ~~→]~~ The association shall not adopt any rule or regulation which
34 prevents or unreasonably interferes with the collection of the
35 required percentage of signatures for a petition pursuant to this
36 subsection.
37 3. Not less than 15 days or more than 60 days in advance of
38 any meeting of the units' owners, the secretary or other officer
39 specified in the bylaws shall cause notice of the meeting to be
40 ~~[hand delivered, sent prepaid by United States mail to the mailing~~
41 ~~address of each unit or to any other mailing address designated in~~
42 ~~writing by the unit's owner or, if the association offers to send~~
43 ~~notice by electronic mail, sent by electronic mail at the request of~~
44 ~~the unit's owner to an electronic mail address designated in writing~~
45 ~~by the unit's owner.]~~ *given to the units' owners in the manner set*



1 *forth in section 2 of this act.* The notice of the meeting must state
2 the time and place of the meeting and include a copy of the agenda
3 for the meeting. The notice must include notification of the right of
4 a unit's owner to:

5 (a) Have a copy of the minutes or a summary of the minutes of
6 the meeting provided to the unit's owner upon request, in electronic
7 format at no charge to the unit's owner or, if the association is
8 unable to provide the copy or summary in electronic format, in
9 paper format at a cost not to exceed 25 cents per page for the first 10
10 pages, and 10 cents per page thereafter.

11 (b) Speak to the association or executive board, unless the
12 executive board is meeting in executive session.

13 4. The agenda for a meeting of the units' owners must consist
14 of:

15 (a) A clear and complete statement of the topics scheduled to be
16 considered during the meeting, including, without limitation, any
17 proposed amendment to the declaration or bylaws, any fees or
18 assessments to be imposed or increased by the association, any
19 budgetary changes and any proposal to remove an officer of the
20 association or member of the executive board.

21 (b) A list describing the items on which action may be taken and
22 clearly denoting that action may be taken on those items. In an
23 emergency, the units' owners may take action on an item which is
24 not listed on the agenda as an item on which action may be taken.

25 (c) A period devoted to comments by units' owners *regarding*
26 *any matter affecting the common-interest community or the*
27 *association* and discussion of those comments. Except in
28 emergencies, no action may be taken upon a matter raised under this
29 item of the agenda until the matter itself has been specifically
30 included on an agenda as an item upon which action may be taken
31 pursuant to paragraph (b).

32 ~~5. If the association adopts a policy imposing fines for any~~
33 ~~violations of the governing documents of the association, the~~
34 ~~secretary or other officer specified in the bylaws shall prepare and~~
35 ~~cause to be hand-delivered or sent prepaid by United States mail to~~
36 ~~the mailing address of each unit or to any other mailing address~~
37 ~~designated in writing by the unit's owner, a schedule of the fines~~
38 ~~that may be imposed for those violations.~~

39 ~~—6.]~~ The secretary or other officer specified in the bylaws shall
40 cause minutes to be recorded or otherwise taken at each meeting of
41 the units' owners. Not more than 30 days after each such meeting,
42 the secretary or other officer specified in the bylaws shall cause the
43 minutes or a summary of the minutes of the meeting to be made
44 available to the units' owners. Except as otherwise provided in this
45 subsection, a copy of the minutes or a summary of the minutes must



1 be provided to any unit's owner upon request, in electronic format at
2 no charge to the unit's owner or, if the association is unable to
3 provide the copy or summary in electronic format, in paper format
4 at a cost not to exceed 25 cents per page for the first 10 pages, and
5 10 cents per page thereafter.

6 ~~[7-]~~ 6. Except as otherwise provided in subsection ~~[8-]~~ 7, the
7 minutes of each meeting of the units' owners must include:

8 (a) The date, time and place of the meeting;

9 (b) The substance of all matters proposed, discussed or decided
10 at the meeting; and

11 (c) The substance of remarks made by any unit's owner at the
12 meeting if the unit's owner requests that the minutes reflect his or
13 her remarks or, if the unit's owner has prepared written remarks, a
14 copy of his or her prepared remarks if the unit's owner submits a
15 copy for inclusion.

16 ~~[8-]~~ 7. The executive board may establish reasonable
17 limitations on materials, remarks or other information to be included
18 in the minutes of a meeting of the units' owners.

19 ~~[9-]~~ 8. The association shall maintain the minutes of each
20 meeting of the units' owners until the common-interest community
21 is terminated.

22 ~~[10-]~~ 9. A unit's owner may record on audiotape or any other
23 means of sound reproduction a meeting of the units' owners if the
24 unit's owner, before recording the meeting, provides notice of his or
25 her intent to record the meeting to the other units' owners who are in
26 attendance at the meeting.

27 ~~[11-]~~ 10. The units' owners may approve, at the annual
28 meeting of the units' owners, the minutes of the prior annual
29 meeting of the units' owners and the minutes of any prior special
30 meetings of the units' owners. A quorum is not required to be
31 present when the units' owners approve the minutes.

32 ~~[12-]~~ 11. As used in this section, "emergency" means any
33 occurrence or combination of occurrences that:

34 (a) Could not have been reasonably foreseen;

35 (b) Affects the health, welfare and safety of the units' owners or
36 residents of the common-interest community;

37 (c) Requires the immediate attention of, and possible action by,
38 the executive board; and

39 (d) Makes it impracticable to comply with the provisions of
40 subsection 3 or 4.

41 **Sec. 41.** NRS 116.31083 is hereby amended to read as
42 follows:

43 116.31083 1. A meeting of the executive board must be held
44 at least once every quarter, and not less than once every 100 days



1 and must be held at a time other than during standard business hours
2 at least twice annually.

3 2. Except in an emergency or unless the bylaws of an
4 association require a longer period of notice, the secretary or other
5 officer specified in the bylaws of the association shall, not less than
6 10 days before the date of a meeting of the executive board, cause
7 notice of the meeting to be given to the units' owners. Such notice
8 must be:

9 (a) ~~[Sent prepaid by United States mail to the mailing address of~~
10 ~~each unit within the common interest community or to any other~~
11 ~~mailing address designated in writing by the unit's owner;~~

12 ~~—(b) If the association offers to send notice by electronic mail,~~
13 ~~sent by electronic mail at the request of the unit's owner to an~~
14 ~~electronic mail address designated in writing by the unit's owner; or~~

15 ~~—(c)] *Given to the units' owners in the manner set forth in*~~
16 ~~*section 2 of this act; or*~~

17 (b) Published in a newsletter or other similar publication that is
18 circulated to each unit's owner.

19 3. In an emergency, the secretary or other officer specified in
20 the bylaws of the association shall, if practicable, cause notice of the
21 meeting to be sent prepaid by United States mail to the mailing
22 address of each unit within the common-interest community. If
23 delivery of the notice in this manner is impracticable, the notice
24 must be hand-delivered to each unit within the common-interest
25 community or posted in a prominent place or places within the
26 common elements of the association.

27 4. The notice of a meeting of the executive board must state the
28 time and place of the meeting and include a copy of the agenda for
29 the meeting or the date on which and the locations where copies of
30 the agenda may be conveniently obtained by the units' owners. The
31 notice must include notification of the right of a unit's owner to:

32 (a) Have a copy of the audio recording, the minutes or a
33 summary of the minutes of the meeting provided to the unit's owner
34 upon request, in electronic format at no charge to the unit's owner
35 or, if the association is unable to provide the copy or summary in
36 electronic format, in paper format at a cost not to exceed 25 cents
37 per page for the first 10 pages, and 10 cents per page thereafter.

38 (b) Speak to the association or executive board, unless the
39 executive board is meeting in executive session.

40 5. The agenda of the meeting of the executive board must
41 comply with the provisions of subsection 4 of NRS 116.3108. A
42 period required to be devoted to comments by the units' owners and
43 discussion of those comments must be scheduled for both the
44 beginning and the end of each meeting. During the period devoted
45 to comments by the units' owners and discussion of those comments



1 at the beginning of each meeting, comments by the units' owners
2 and discussion of those comments must be limited to items listed on
3 the agenda. In an emergency, the executive board may take action
4 on an item which is not listed on the agenda as an item on which
5 action may be taken.

6 6. At least once every quarter, and not less than once every 100
7 days, unless the declaration or bylaws of the association impose
8 more stringent standards, the executive board shall review, at a
9 minimum, the following financial information at one of its
10 meetings:

11 (a) A current year-to-date financial statement of the association;

12 (b) A current year-to-date schedule of revenues and expenses for
13 the operating account and the reserve account, compared to the
14 budget for those accounts;

15 (c) A current reconciliation of the operating account of the
16 association;

17 (d) A current reconciliation of the reserve account of the
18 association;

19 (e) The latest account statements prepared by the financial
20 institutions in which the accounts of the association are maintained;
21 and

22 (f) The current status of any civil action or claim submitted to
23 arbitration or mediation in which the association is a party.

24 7. The secretary or other officer specified in the bylaws shall
25 cause each meeting of the executive board to be audio recorded and
26 the minutes to be recorded or otherwise taken at each meeting of the
27 executive board, but if the executive board is meeting in executive
28 session, the meeting must not be audio recorded. Not more than 30
29 days after each such meeting, the secretary or other officer specified
30 in the bylaws shall cause the audio recording of the meeting, the
31 minutes of the meeting and a summary of the minutes of the
32 meeting to be made available to the units' owners. Except as
33 otherwise provided in this subsection, a copy of the audio recording,
34 the minutes or a summary of the minutes must be provided to any
35 unit's owner upon request, in electronic format at no charge to the
36 unit's owner or, if the association is unable to provide the copy or
37 summary in electronic format, in paper format at a cost not to
38 exceed 25 cents per page for the first 10 pages, and 10 cents per
39 page thereafter.

40 8. Except as otherwise provided in subsection 9 and NRS
41 116.31085, the minutes of each meeting of the executive board must
42 include:

43 (a) The date, time and place of the meeting;

44 (b) Those members of the executive board who were present and
45 those members who were absent at the meeting;



1 (c) The substance of all matters proposed, discussed or decided
2 at the meeting;

3 (d) A record of each member's vote on any matter decided by
4 vote at the meeting; and

5 (e) The substance of remarks made by any unit's owner who
6 addresses the executive board at the meeting if the unit's owner
7 requests that the minutes reflect his or her remarks or, if the unit's
8 owner has prepared written remarks, a copy of his or her prepared
9 remarks if the unit's owner submits a copy for inclusion.

10 9. The executive board may establish reasonable limitations on
11 materials, remarks or other information to be included in the
12 minutes of its meetings.

13 10. The association shall maintain the minutes of each meeting
14 of the executive board until the common-interest community is
15 terminated.

16 11. A unit's owner may record on audiotape or any other
17 means of sound reproduction a meeting of the executive board,
18 unless the executive board is meeting in executive session, if the
19 unit's owner, before recording the meeting, provides notice of his or
20 her intent to record the meeting to the members of the executive
21 board and the other units' owners who are in attendance at the
22 meeting.

23 12. As used in this section, "emergency" means any occurrence
24 or combination of occurrences that:

25 (a) Could not have been reasonably foreseen;

26 (b) Affects the health, welfare and safety of the units' owners or
27 residents of the common-interest community;

28 (c) Requires the immediate attention of, and possible action by,
29 the executive board; and

30 (d) Makes it impracticable to comply with the provisions of
31 subsection 2 or 5.

32 **Sec. 42.** NRS 116.3109 is hereby amended to read as follows:

33 116.3109 1. Except as otherwise provided in this section and
34 NRS 116.31034, and except when the governing documents provide
35 otherwise, a quorum is present throughout any meeting of the
36 ~~association if the number of members of~~ *units' owners if persons*
37 *entitled to cast 20 percent of the votes in* the association ~~who are~~ :

38 (a) *Are present in person* ~~for~~ ;

39 (b) *Are present* by proxy ~~at the beginning of the meeting equals~~
40 ~~or exceeds 20 percent of the total number of voting members of the~~
41 ~~association.~~ ;

42 (c) *Have cast absentee ballots in accordance with paragraph*
43 *(d) of subsection 2 of NRS 116.311; or*

44 (d) *Are present by any combination of paragraphs (a), (b)*
45 *and (c).*



1 2. If the governing documents of an association contain a
2 quorum requirement for a meeting of the association that is greater
3 than the 20 percent required by subsection 1 and, after proper notice
4 has been given for a meeting, the members of the association who
5 are present in person or by proxy at the meeting are unable to hold
6 the meeting because a quorum is not present at the beginning of the
7 meeting, the members who are present in person at the meeting may
8 adjourn the meeting to a time that is not less than 48 hours or more
9 than 30 days from the date of the meeting. At the subsequent
10 meeting:

11 (a) A quorum shall be deemed to be present if the number of
12 members of the association who are present in person or by proxy at
13 the beginning of the subsequent meeting equals or exceeds 20
14 percent of the total number of voting members of the association;
15 and

16 (b) If such a quorum is deemed to be present but the actual
17 number of members who are present in person or by proxy at the
18 beginning of the subsequent meeting is less than the number of
19 members who are required for a quorum under the governing
20 documents, the members who are present in person or by proxy at
21 the subsequent meeting may take action only on those matters that
22 were included as items on the agenda of the original meeting.

23 ➤ The provisions of this subsection do not change the actual
24 number of votes that are required under the governing documents
25 for taking action on any particular matter.

26 3. Unless the governing documents specify a larger
27 ~~[percentage,] number,~~ a quorum *of the executive board* is ~~[deemed]~~
28 present ~~[throughout any]~~ *for purposes of determining the validity of*
29 *any action taken at a meeting of the executive board only* if
30 ~~[persons] individuals~~ entitled to cast ~~[50 percent] a majority~~ of the
31 votes on that board are present at the ~~[beginning of the meeting.]~~
32 *time a vote regarding that action is taken. If a quorum is present*
33 *when a vote is taken, the affirmative vote of a majority of the*
34 *members present is the act of the executive board unless a greater*
35 *vote is required by the declaration or bylaws.*

36 4. *Meetings of the association must be conducted in*
37 *accordance with the most recent edition of Robert's Rules of*
38 *Order Newly Revised, unless the bylaws or a resolution of the*
39 *executive board adopted before the meeting provide otherwise.*

40 **Sec. 43.** NRS 116.311 is hereby amended to read as follows:

41 116.311 1. *Unless prohibited or limited by the declaration*
42 *or bylaws and except as otherwise provided in this section, units'*
43 *owners may vote at a meeting in person, by absentee ballot*
44 *pursuant to paragraph (d) of subsection 2, by a proxy pursuant to*



1 *subsections 3 to 8, inclusive, or, when a vote is conducted without*
2 *a meeting, by electronic or paper ballot pursuant to subsection 9.*

3 **2.** *At a meeting of units' owners, the following requirements*
4 *apply:*

5 *(a) Units' owners who are present in person may vote by voice*
6 *vote, show of hands, standing or any other method for determining*
7 *the votes of units' owners, as designated by the person presiding at*
8 *the meeting.*

9 *(b) If only one of several owners of a unit is present, ~~at a~~*
10 *~~meeting of the association,~~ that owner is entitled to cast all the*
11 *votes allocated to that unit. If more than one of the owners are*
12 *present, the votes allocated to that unit may be cast only in*
13 *accordance with the agreement of a majority in interest of the*
14 *owners, unless the declaration expressly provides otherwise. There*
15 *is majority agreement if any one of the owners cast the votes*
16 *allocated to ~~that~~ the unit without protest *being* made promptly to*
17 *the person presiding over the meeting by any of the other owners of*
18 *the unit.*

19 ~~2.~~ *(c) Unless a greater number or fraction of the votes in the*
20 *association is required by this chapter or the declaration, a*
21 *majority of the votes cast determines the outcome of any action of*
22 *the association.*

23 *(d) Subject to subsection 1, a unit's owner may vote by*
24 *absentee ballot without being present at the meeting. The*
25 *association promptly shall deliver an absentee ballot to an owner*
26 *who requests it if the request is made at least 3 days before the*
27 *scheduled meeting. Votes cast by absentee ballot must be included*
28 *in the tally of a vote taken at that meeting.*

29 *(e) When a unit's owner votes by absentee ballot, the*
30 *association must be able to verify that the ballot is cast by the*
31 *unit's owner having the right to do so.*

32 **3.** Except as otherwise provided in this section, votes allocated
33 to a unit may be cast pursuant to a proxy executed by a unit's owner.
34 A unit's owner may give a proxy only to a member of his or her
35 immediate family, a tenant of the unit's owner who resides in the
36 common-interest community, another unit's owner who resides in
37 the common-interest community, or a delegate or representative
38 when authorized pursuant to NRS 116.31105. If a unit is owned by
39 more than one person, each owner of the unit may vote or register
40 protest to the casting of votes by the other owners of the unit
41 through an executed proxy. A unit's owner may revoke a proxy
42 given pursuant to this section only by actual notice of revocation to
43 the person presiding over a meeting of the association.

44 ~~3.~~ **4.** Before a vote may be cast pursuant to a proxy:

45 (a) The proxy must be dated.



1 (b) The proxy must not purport to be revocable without notice.

2 (c) The proxy must designate the meeting for which it is
3 executed ~~[4]~~, *and such a designation includes any recessed session*
4 *of that meeting.*

5 (d) The proxy must designate each specific item on the agenda
6 of the meeting for which the unit's owner has executed the proxy,
7 except that the unit's owner may execute the proxy without
8 designating any specific items on the agenda of the meeting if the
9 proxy is to be used solely for determining whether a quorum is
10 present for the meeting. If the proxy designates one or more specific
11 items on the agenda of the meeting for which the unit's owner has
12 executed the proxy, the proxy must indicate, for each specific item
13 designated in the proxy, whether the holder of the proxy must cast a
14 vote in the affirmative or the negative on behalf of the unit's owner.
15 If the proxy does not indicate whether the holder of the proxy must
16 cast a vote in the affirmative or the negative for a particular item on
17 the agenda of the meeting, the proxy must be treated, with regard to
18 that particular item, as if the unit's owner were present but not
19 voting on that particular item.

20 (e) The holder of the proxy must disclose at the beginning of the
21 meeting for which the proxy is executed *and any recessed session*
22 *of that meeting* the number of proxies pursuant to which the holder
23 will be casting votes.

24 ~~[4]~~ 5. A proxy terminates immediately after the conclusion of
25 the meeting, *and any recessed sessions of the meeting*, for which it
26 is executed.

27 ~~[5]~~ 6. Except as otherwise provided in this subsection, a vote
28 may not be cast pursuant to a proxy for the election or removal of a
29 member of the executive board of an association. A vote may be
30 cast pursuant to a proxy for the election or removal of a member of
31 the executive board of a master association which governs a time-
32 share plan created pursuant to chapter 119A of NRS if the proxy is
33 exercised through a delegate or representative authorized pursuant
34 to NRS 116.31105.

35 ~~[6]~~ 7. The holder of a proxy may not cast a vote on behalf of
36 the unit's owner who executed the proxy in a manner that is
37 contrary to the proxy.

38 ~~[7]~~ 8. A proxy is void if the proxy or the holder of the proxy
39 violates any provision of subsections ~~[4]~~ 3 to ~~[6]~~ 7, inclusive.

40 ~~[8]~~ 9. *Unless prohibited or limited by the declaration or*
41 *bylaws, an association may conduct a vote without a meeting.*
42 *Except as otherwise provided in NRS 116.31034 and 116.31036, if*
43 *an association conducts a vote without a meeting, the following*
44 *requirements apply:*



1 (a) *The association shall notify the units' owners that the vote*
2 *will be taken by ballot.*

3 (b) *The association shall deliver a paper or electronic ballot to*
4 *every unit's owner entitled to vote on the matter.*

5 (c) *The ballot must set forth each proposed action and provide*
6 *an opportunity to vote for or against the action.*

7 (d) *When the association delivers the ballots, it shall also:*

8 (1) *Indicate the number of responses needed to meet the*
9 *quorum requirements;*

10 (2) *State the percentage of votes necessary to approve each*
11 *matter other than election of directors;*

12 (3) *Specify the time and date by which a ballot must be*
13 *delivered to the association to be counted, which time and date*
14 *may not be fewer than 3 days after the date the association delivers*
15 *the ballot; and*

16 (4) *Describe the time, date and manner by which units'*
17 *owners wishing to deliver information to all units' owners*
18 *regarding the subject of the vote may do so.*

19 (e) *Except as otherwise provided in the declaration or bylaws,*
20 *a ballot is not revoked after delivery to the association by death or*
21 *disability of or attempted revocation by the person who cast that*
22 *vote.*

23 (f) *Approval by ballot pursuant to this subsection is valid only*
24 *if the number of votes cast by ballot equals or exceeds the quorum*
25 *required to be present at a meeting authorizing the action.*

26 **10.** *If the declaration requires that votes on specified matters*
27 *affecting the common-interest community must be cast by the*
28 *lessees of leased units rather than the units' owners who have leased*
29 *the units:*

30 (a) ~~*[The provisions of subsections 1 to 7, inclusive, apply]*~~ *This*
31 *section applies* to the lessees as if they were the units' owners;

32 (b) *The units' owners who have leased their units to the lessees*
33 *may not cast votes on those specified matters;*

34 (c) *The lessees are entitled to notice of meetings, access to*
35 *records and other rights respecting those matters as if they were the*
36 *units' owners; and*

37 (d) *The units' owners must be given notice, in the manner*
38 *provided in NRS 116.3108, of all meetings at which the lessees are*
39 *entitled to vote.*

40 ~~**9.]**~~ **11.** *If any votes are allocated to a unit that is owned by the*
41 *association, those votes may not be cast, by proxy or otherwise, for*
42 *any purpose.*

43 **Sec. 44.** *NRS 116.3111 is hereby amended to read as follows:*

44 116.3111 **1.** *A unit's owner is not liable, solely by reason of*
45 *being a unit's owner, for an injury or damage arising out of the*



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1 *condition or use of the common elements.* Neither the association
2 nor any unit's owner except the declarant is liable for that
3 declarant's torts in connection with any part of the common-interest
4 community which that declarant has the responsibility to maintain.

5 ~~[Otherwise, an]~~

6 2. *An action alleging a wrong done by the association ~~[must be~~*
7 *brought], including, without limitation, an action arising out of*
8 *the condition or use of the common elements, may be maintained*
9 *only* against the association and not against any unit's owner. If the
10 wrong occurred during any period of declarant's control and the
11 association gives the declarant reasonable notice of and an
12 opportunity to defend against the action, the declarant who then
13 controlled the association is liable to the association or to any unit's
14 owner for all tort losses not covered by insurance suffered by the
15 association or that unit's owner, and all costs that the association
16 would not have incurred but for a breach of contract or other
17 wrongful act or omission. Whenever the declarant is liable to the
18 association under this section, the declarant is also liable for all
19 expenses of litigation, including reasonable attorney's fees, incurred
20 by the association. ~~[Any]~~

21 3. *Except as otherwise provided in subsection 4 of NRS*
22 *116.4116 with respect to warranty claims, any* statute of limitation
23 affecting the association's right of action *against a declarant* under
24 this section is tolled until the period of declarant's control
25 terminates. A unit's owner is not precluded from maintaining an
26 action contemplated by this section because he or she is a unit's
27 owner or a member or officer of the association. *Liens resulting*
28 *from judgments against the association are governed by*
29 *NRS 116.3117.*

30 **Sec. 45.** NRS 116.3113 is hereby amended to read as follows:

31 116.3113 1. Commencing not later than the time of the first
32 conveyance of a unit to a person other than a declarant, the
33 association shall maintain, to the extent reasonably available ~~[, both~~
34 ~~of the following:]~~ *and subject to reasonable deductibles:*

35 (a) Property insurance on the common elements and, in a
36 planned community, also on property that must become common
37 elements, insuring against ~~[all]~~ risks of direct physical loss
38 commonly insured against ~~[or, in the case of a converted building,~~
39 ~~against fire and extended coverage perils. The total amount of]~~ ,
40 *which* insurance , after application of any deductibles , must be not
41 less than 80 percent of the actual cash value of the insured property
42 at the time the insurance is purchased and at each renewal date,
43 exclusive of land, excavations, foundations and other items
44 normally excluded from property policies ; ~~[;]~~



1 (b) ~~Liability~~ *Commercial general liability* insurance, including
2 insurance for medical payments, in an amount determined by the
3 executive board but not less than any amount specified in the
4 declaration, covering all occurrences commonly insured against for
5 ~~death,~~ bodily injury ~~;~~ and property damage arising out of or in
6 connection with the use, ownership, or maintenance of the common
7 elements and, in cooperatives, also of all units ~~;~~ *and*

8 (c) *Crime insurance which includes coverage for dishonest*
9 *acts by members of the executive board and the officers,*
10 *employees, agents, directors and volunteers of the association and*
11 *which extends coverage to any business entity that acts as the*
12 *community manager of the association and the employees of that*
13 *entity. Such insurance may not contain a conviction requirement,*
14 *and the minimum amount of the policy must be not less than an*
15 *amount equal to 3 months of aggregate assessments on all units*
16 *plus reserve funds or \$5,000,000, whichever is less.*

17 2. In the case of a building ~~{that is part of a cooperative or}~~ that
18 contains units ~~{having}~~ *divided by* horizontal boundaries described
19 in the declaration, *or vertical boundaries that comprise common*
20 *walls between units,* the insurance maintained under paragraph (a)
21 of subsection 1, to the extent reasonably available, must include the
22 units, but need not include improvements and betterments installed
23 by units' owners.

24 3. If the insurance described in subsections 1 and 2 is not
25 reasonably available, the association promptly shall cause notice of
26 that fact to be ~~hand delivered or sent prepaid by United States mail~~
27 *given* to all units' owners. The declaration may require the
28 association to carry any other insurance, and the association ~~{in any~~
29 ~~event}~~ may carry any other insurance it considers appropriate to
30 protect the association or the units' owners.

31 4. An insurance policy issued to the association does not
32 prevent a unit's owner from obtaining insurance for the unit's
33 owner's own benefit.

34 **Sec. 46.** NRS 116.31133 is hereby amended to read as
35 follows:

36 116.31133 1. Insurance policies carried pursuant to NRS
37 116.3113 must provide ~~{to the extent reasonably available}~~ that:

38 (a) Each unit's owner is an insured person under the policy with
39 respect to liability arising out of the unit's owner's interest in the
40 common elements or membership in the association;

41 (b) The insurer waives its right to subrogation under the policy
42 against any unit's owner or member of his or her household;

43 (c) No act or omission by any unit's owner, unless acting within
44 the scope of his or her authority on behalf of the association, ~~{will}~~



1 ~~void~~ *voids* the policy or ~~be~~ *is* a condition to recovery under the
2 policy; and

3 (d) If, at the time of a loss under the policy, there is other
4 insurance in the name of a unit's owner covering the same risk
5 covered by the policy, the association's policy provides primary
6 insurance.

7 2. Any loss covered by the property policy under subsections 1
8 and 2 of NRS 116.3113 must be adjusted with the association, but
9 the proceeds for that loss are payable to any *insurance* trustee
10 designated for that purpose, or otherwise to the association, and not
11 to any holder of a security interest. The *insurance* trustee or the
12 association shall hold any *insurance* proceeds in trust for the
13 association, units' owners and lienholders as their interests may
14 appear. Subject to ~~the provisions of~~ NRS 116.31135, the proceeds
15 must be disbursed first for the repair or restoration of the damaged
16 property, and the association, units' owners, and lienholders are not
17 entitled to receive payment of any portion of the proceeds unless
18 there is a surplus of proceeds after the property has been completely
19 repaired or restored, or the common-interest community is
20 terminated.

21 3. An insurer that has issued an insurance policy under this
22 section shall issue certificates or memoranda of insurance to the
23 association and, upon written request, to any unit's owner or holder
24 of a security interest. The insurer issuing the policy may not cancel
25 or refuse to renew it until 30 days after notice of the proposed
26 cancellation or nonrenewal has been mailed to the association, *each*
27 *unit's owner* and ~~to any person~~ *each holder of a security interest*
28 to whom a certificate or memorandum of insurance has been issued
29 at their respective last known addresses.

30 **Sec. 47.** NRS 116.31135 is hereby amended to read as
31 follows:

32 116.31135 1. Any portion of the common-interest
33 community for which insurance is required under NRS 116.3113
34 which is damaged or destroyed must be repaired or replaced
35 promptly by the association unless:

36 (a) The common-interest community is terminated, in which
37 case NRS 116.2118, 116.21183 and 116.21185 apply;

38 (b) Repair or replacement would be illegal under any state or
39 local statute or ordinance governing health or safety; or

40 (c) Eighty percent of the units' owners, including every owner
41 of a unit or assigned limited common element that will not be
42 rebuilt, vote not to rebuild.

43 ~~↔~~ 2. The cost of repair or replacement in excess of insurance
44 proceeds, *deductibles* and reserves is a common expense.



1 ~~2.~~ If the entire common-interest community is not repaired or
2 replaced ~~[, the]~~ :

3 (a) *The insurance* proceeds attributable to the damaged
4 common elements ~~[,]~~ must be used to restore the damaged area to a
5 condition compatible with the remainder of the common-interest
6 community ; ~~[,]~~ and ~~[except]~~

7 (b) *Except* to the extent that other persons will be distributees
8 ~~[(subparagraph 2 of paragraph (1) of subsection 1 of NRS 116.2105):~~
9 ~~—(a)] :~~

10 (1) The *insurance* proceeds attributable to units and limited
11 common elements that are not rebuilt must be distributed to the
12 owners of those units and the owners of the units to which those
13 limited common elements were allocated, or to lienholders, as their
14 interests may appear; and

15 ~~[(b)]~~ (2) The remainder of the proceeds must be distributed to
16 all the units' owners or lienholders, as their interests may appear, as
17 follows:

18 ~~[(1)]~~ (I) In a condominium, in proportion to the interests of
19 all the units in the common elements; and

20 ~~[(2)]~~ (II) In a cooperative or planned community, in
21 proportion to the liabilities of all the units for common expenses.

22 3. If the units' owners vote not to rebuild any unit, that unit's
23 allocated interests are automatically reallocated upon the vote as if
24 the unit had been condemned under subsection 1 of NRS 116.1107,
25 and the association promptly shall prepare, execute and record an
26 amendment to the declaration reflecting the reallocations.

27 **Sec. 48.** NRS 116.3115 is hereby amended to read as follows:

28 116.3115 1. Until the association makes an assessment for
29 common expenses, the declarant shall pay all common expenses.
30 After an assessment has been made by the association, assessments
31 must be made at least annually, based on a budget adopted at least
32 annually by the association in accordance with the requirements set
33 forth in NRS 116.31151. Unless the declaration imposes more
34 stringent standards, the budget must include a budget for the daily
35 operation of the association and a budget for the reserves required
36 by paragraph (b) of subsection 2.

37 2. Except for assessments under subsections 4 to 7, inclusive
38 ~~[(a)]~~, or as otherwise provided in this chapter:

39 (a) All common expenses, including the reserves, must be
40 assessed against all the units in accordance with the allocations set
41 forth in the declaration pursuant to subsections 1 and 2 of
42 NRS 116.2107.

43 (b) The association shall establish adequate reserves, funded on
44 a reasonable basis, for the repair, replacement and restoration of the
45 major components of the common elements and any other portion of



1 the common-interest community that the association is obligated to
2 maintain, repair, replace or restore. The reserves may be used only
3 for those purposes, including, without limitation, repairing,
4 replacing and restoring roofs, roads and sidewalks, and must not be
5 used for daily maintenance. The association may comply with the
6 provisions of this paragraph through a funding plan that is designed
7 to allocate the costs for the repair, replacement and restoration of the
8 major components of the common elements and any other portion of
9 the common-interest community that the association is obligated to
10 maintain, repair, replace or restore over a period of years if the
11 funding plan is designed in an actuarially sound manner which will
12 ensure that sufficient money is available when the repair,
13 replacement and restoration of the major components of the
14 common elements or any other portion of the common-interest
15 community that the association is obligated to maintain, repair,
16 replace or restore are necessary. Notwithstanding any provision of
17 the governing documents to the contrary, to establish adequate
18 reserves pursuant to this paragraph, including, without limitation, to
19 establish or carry out a funding plan, the executive board may,
20 without seeking or obtaining the approval of the units' owners,
21 impose any necessary and reasonable assessments against the units
22 in the common-interest community. Any such assessments imposed
23 by the executive board must be based on the study of the reserves of
24 the association conducted pursuant to NRS 116.31152.

25 3. Any assessment for common expenses or installment thereof
26 that is 60 days or more past due bears interest at a rate equal to the
27 prime rate at the largest bank in Nevada as ascertained by the
28 Commissioner of Financial Institutions on January 1 or July 1, as
29 the case may be, immediately preceding the date the assessment
30 becomes past due, plus 2 percent. The rate must be adjusted
31 accordingly on each January 1 and July 1 thereafter until the balance
32 is satisfied.

33 4. Except as otherwise provided in the governing documents:

34 (a) Any common expense associated with the maintenance,
35 repair, restoration or replacement of a limited common element
36 must be assessed against the units to which that limited common
37 element is assigned, equally, or in any other proportion the
38 declaration provides;

39 (b) Any common expense ~~for portion thereof~~ benefiting fewer
40 than all of the units ~~must~~ *or their owners may* be assessed
41 exclusively against the units *or units' owners* benefited; and

42 (c) The costs of insurance must be assessed in proportion to risk
43 and the costs of utilities must be assessed in proportion to usage.

44 5. Assessments to pay a judgment against the association may
45 be made only against the units in the common-interest community at



1 the time the judgment was entered, in proportion to their liabilities
2 for common expenses.

3 6. If *damage to a unit or other part of the common-interest*
4 *community, or if* any *other* common expense is caused by the
5 *willful misconduct or gross negligence* of any unit's owner, *tenant*
6 *or invitee of a unit's owner or tenant*, the association may assess
7 that expense exclusively against his or her unit ~~§~~, *even if the*
8 *association maintains insurance with respect to that damage or*
9 *common expense, unless the damage or other common expense is*
10 *caused by a vehicle and is committed by a person who is delivering*
11 *goods to, or performing services for, the unit's owner, tenant or*
12 *invitee of the unit's owner or tenant.*

13 7. The association of a common-interest community created
14 before January 1, 1992, is not required to make an assessment
15 against a vacant lot located within the community that is owned by
16 the declarant.

17 8. If liabilities for common expenses are reallocated,
18 assessments for common expenses and any installment thereof not
19 yet due must be recalculated in accordance with the reallocated
20 liabilities.

21 9. The association shall provide written notice to each unit's
22 owner of a meeting at which an assessment for a capital
23 improvement is to be considered or action is to be taken on such an
24 assessment at least 21 calendar days before the date of the meeting.

25 **Sec. 49.** NRS 116.3116 is hereby amended to read as follows:

26 116.3116 1. The association has a lien on a unit for any
27 construction penalty that is imposed against the unit's owner
28 pursuant to NRS 116.310305, any assessment levied against that
29 unit or any fines imposed against the unit's owner from the time the
30 construction penalty, assessment or fine becomes due. Unless the
31 declaration otherwise provides, any penalties, fees, charges, late
32 charges, fines and interest charged pursuant to paragraphs (j) to (n),
33 inclusive, of subsection 1 of NRS 116.3102 are enforceable as
34 assessments under this section. If an assessment is payable in
35 installments, the full amount of the assessment is a lien from the
36 time the first installment thereof becomes due.

37 2. A lien under this section is prior to all other liens and
38 encumbrances on a unit except:

39 (a) Liens and encumbrances recorded before the recordation of
40 the declaration and, in a cooperative, liens and encumbrances which
41 the association creates, assumes or takes subject to;

42 (b) A first security interest on the unit recorded before the date
43 on which the assessment sought to be enforced became delinquent
44 or, in a cooperative, the first security interest encumbering only the



1 unit's owner's interest and perfected before the date on which the
2 assessment sought to be enforced became delinquent; and

3 (c) Liens for real estate taxes and other governmental
4 assessments or charges against the unit or cooperative.

5 ➤ The lien is also prior to all security interests described in
6 paragraph (b) to the extent of any charges incurred by the
7 association on a unit pursuant to NRS 116.310312 and to the extent
8 of the assessments for common expenses based on the periodic
9 budget adopted by the association pursuant to NRS 116.3115 which
10 would have become due in the absence of acceleration during the 9
11 months immediately preceding institution of an action to enforce the
12 lien, unless federal regulations adopted by the Federal Home Loan
13 Mortgage Corporation or the Federal National Mortgage
14 Association require a shorter period of priority for the lien. If federal
15 regulations adopted by the Federal Home Loan Mortgage
16 Corporation or the Federal National Mortgage Association require a
17 shorter period of priority for the lien, the period during which the
18 lien is prior to all security interests described in paragraph (b) must
19 be determined in accordance with those federal regulations, except
20 that notwithstanding the provisions of the federal regulations, the
21 period of priority for the lien must not be less than the 6 months
22 immediately preceding institution of an action to enforce the lien.
23 This subsection does not affect the priority of mechanics' or
24 materialmen's liens, or the priority of liens for other assessments
25 made by the association.

26 3. Unless the declaration otherwise provides, if two or more
27 associations have liens for assessments created at any time on the
28 same property, those liens have equal priority.

29 4. Recording of the declaration constitutes record notice and
30 perfection of the lien. No further recordation of any claim of lien for
31 assessment under this section is required.

32 5. A lien for unpaid assessments is extinguished unless
33 proceedings to enforce the lien are instituted within 3 years after the
34 full amount of the assessments becomes due.

35 6. This section does not prohibit actions to recover sums for
36 which subsection 1 creates a lien or prohibit an association from
37 taking a deed in lieu of foreclosure.

38 7. A judgment or decree in any action brought under this
39 section must include costs and reasonable attorney's fees for the
40 prevailing party.

41 8. The association, upon written request, shall furnish to a
42 unit's owner a statement setting forth the amount of unpaid
43 assessments against the unit. If the interest of the unit's owner is real
44 estate or if a lien for the unpaid assessments may be foreclosed
45 under NRS 116.31162 to 116.31168, inclusive, the statement must



1 be in recordable form. The statement must be furnished within 10
2 business days after receipt of the request and is binding on the
3 association, the executive board and every unit's owner.

4 9. In a cooperative, upon nonpayment of an assessment on a
5 unit, the unit's owner may be evicted in the same manner as
6 provided by law in the case of an unlawful holdover by a
7 commercial tenant, and:

8 (a) In a cooperative where the owner's interest in a unit is real
9 estate under NRS 116.1105, the association's lien may be foreclosed
10 under NRS 116.31162 to 116.31168, inclusive.

11 (b) In a cooperative where the owner's interest in a unit is
12 personal property under NRS 116.1105, the association's lien:

13 (1) May be foreclosed as a security interest under NRS
14 104.9101 to 104.9709, inclusive; or

15 (2) If the declaration so provides, may be foreclosed under
16 NRS 116.31162 to 116.31168, inclusive.

17 ***10. In an action by an association to collect assessments or to***
18 ***foreclose a lien created under this section, the court may appoint a***
19 ***receiver to collect all rents or other income from the unit alleged***
20 ***to be due and owing to a unit's owner before commencement or***
21 ***during pendency of the action. The receivership is governed by***
22 ***chapter 32 of NRS. The court may order the receiver to pay any***
23 ***sums held by the receiver to the association during pendency of***
24 ***the action to the extent of the association's common expense***
25 ***assessments based on a periodic budget adopted by the association***
26 ***pursuant to NRS 116.3115.***

27 **Sec. 50.** NRS 116.3117 is hereby amended to read as follows:

28 116.3117 1. In a condominium or planned community:

29 (a) Except as otherwise provided in paragraph (b), a judgment
30 for money against the association, if a copy of the docket or an
31 abstract or copy of the judgment is recorded, is not a lien on the
32 common elements, but is a lien in favor of the judgment lienholder
33 against all of ***the other real property of the association and all of***
34 ***the units in the common-interest community at the time the***
35 ***judgment was entered. No other property of a unit's owner is subject***
36 ***to the claims of creditors of the association.***

37 (b) If the association has granted a security interest in the
38 common elements to a creditor of the association pursuant to NRS
39 116.3112, the holder of that security interest shall exercise its right
40 against the common elements before its judgment lien on any unit
41 may be enforced.

42 (c) Whether perfected before or after the creation of the
43 common-interest community, if a lien, other than a deed of trust or
44 mortgage, including a judgment lien or lien attributable to
45 work performed or materials supplied before creation of the



1 common-interest community, becomes effective against two or
2 more units, the owner of an affected unit may pay to the lienholder
3 the amount of the lien attributable to his or her unit, and the
4 lienholder, upon receipt of payment, promptly shall deliver a release
5 of the lien covering that unit. The amount of the payment must be
6 proportionate to the ratio which that owner's liability for common
7 expenses bears to the liabilities for common expenses of all owners
8 whose units are subject to the lien. After payment, the association
9 may not assess or have a lien against that owner's unit for any
10 portion of the common expenses incurred in connection with that
11 lien.

12 (d) A judgment against the association must be indexed in the
13 name of the common-interest community and the association and,
14 when so indexed, is notice of the lien against the units.

15 2. In a cooperative:

16 (a) If the association receives notice of an impending foreclosure
17 on all or any portion of the association's real estate, the association
18 shall promptly transmit a copy of that notice to each owner of a unit
19 located within the real estate to be foreclosed. Failure of the
20 association to transmit the notice does not affect the validity of the
21 foreclosure.

22 (b) Whether ~~for not~~ an owner's unit is subject to the claims of
23 the association's creditors, no other property of an owner is subject
24 to those claims.

25 **Sec. 51.** NRS 116.31175 is hereby amended to read as
26 follows:

27 116.31175 1. Except as otherwise provided in ~~this~~
28 subsection 4, the executive board of an association shall, upon the
29 written request of a unit's owner, make available the books, records
30 and other papers of the association for review at the business office
31 of the association or a designated business location not to exceed 60
32 miles from the physical location of the common-interest community
33 and during the regular working hours of the association, including,
34 without limitation ~~the~~:

35 (a) *The financial statement of the association;*

36 (b) *The budgets of the association required to be prepared*
37 *pursuant to NRS 116.31151;*

38 (c) *The study of the reserves of the association required to be*
39 *conducted pursuant to NRS 116.31152; and*

40 (d) *All* contracts to which the association is a party and all
41 records filed with a court relating to a civil or criminal action to
42 which the association is a party.

43 2. *The executive board shall provide a copy of any of the*
44 *records described in paragraphs (a), (b) and (c) of subsection 1 to*
45 *a unit's owner or the Ombudsman within 21 days after receiving a*



1 *written request therefor. Such records must be provided in*
2 *electronic format at no charge to the unit's owner or, if the*
3 *association is unable to provide the records in electronic format,*
4 *the executive board may charge a fee to cover the actual costs of*
5 *preparing a copy, but the fee may not exceed 25 cents per page for*
6 *the first 10 pages, and 10 cents per page thereafter.*

7 *3. If the executive board fails to provide a copy of any of the*
8 *records pursuant to subsection 2 within 21 days, the executive*
9 *board must pay a penalty of \$25 for each day the executive board*
10 *fails to provide the records.*

11 4. The provisions of ~~[this]~~ subsection 1 do not apply to:

12 (a) The personnel records of the employees of the association,
13 except for those records relating to the number of hours worked and
14 the salaries and benefits of those employees;

15 (b) The records of the association relating to another unit's
16 owner, including, without limitation, any architectural plan or
17 specification submitted by a unit's owner to the association during
18 an approval process required by the governing documents, except
19 for those records described in subsection ~~[2-]~~ 5; and

20 (c) Any document, including, without limitation, minutes of an
21 executive board meeting, a reserve study and a budget, if the
22 document:

23 (1) Is in the process of being developed for final
24 consideration by the executive board; and

25 (2) Has not been placed on an agenda for final approval by
26 the executive board.

27 ~~[2-]~~ 5. The executive board of an association shall maintain a
28 general record concerning each violation of the governing
29 documents, other than a violation involving a failure to pay an
30 assessment, for which the executive board has imposed a fine, a
31 construction penalty or any other sanction. The general record:

32 (a) Must contain a general description of the nature of the
33 violation and the type of the sanction imposed. If the sanction
34 imposed was a fine or construction penalty, the general record must
35 specify the amount of the fine or construction penalty.

36 (b) Must not contain the name or address of the person against
37 whom the sanction was imposed or any other personal information
38 which may be used to identify the person or the location of the unit,
39 if any, that is associated with the violation.

40 (c) Must be maintained in an organized and convenient filing
41 system or data system that allows a unit's owner to search and
42 review the general records concerning violations of the governing
43 documents.



1 ~~[3-]~~ 6. If the executive board refuses to allow a unit's owner
2 to review the books, records or other papers of the association, the
3 Ombudsman may:

4 (a) On behalf of the unit's owner and upon written request,
5 review the books, records or other papers of the association during
6 the regular working hours of the association; and

7 (b) If the Ombudsman is denied access to the books, records or
8 other papers, request the Commission, or any member thereof acting
9 on behalf of the Commission, to issue a subpoena for their
10 production.

11 ~~[4-]~~ 7. The books, records and other papers of an association
12 must be maintained for at least 10 years. The provisions of this
13 subsection do not apply to:

14 (a) The minutes of a meeting of the units' owners which must be
15 maintained in accordance with NRS 116.3108; or

16 (b) The minutes of a meeting of the executive board which must
17 be maintained in accordance with NRS 116.31083.

18 ~~[5-]~~ 8. The executive board shall not require a unit's owner to
19 pay an amount in excess of \$10 per hour to review any books,
20 records, contracts or other papers of the association pursuant to the
21 provisions of ~~[this section-]~~

22 ~~—6. If an official publication contains or will contain any~~
23 ~~mention of a candidate or ballot question, the official publication~~
24 ~~must, upon request and without charge, provide equal space to the~~
25 ~~candidate or a representative of an organization which supports the~~
26 ~~passage or defeat of the ballot question.~~

27 ~~—7. If an official publication contains or will contain the views~~
28 ~~or opinions of the association, the executive board, a community~~
29 ~~manager or an officer, employee or agent of an association~~
30 ~~concerning an issue of official interest, the official publication must,~~
31 ~~upon request and without charge, provide equal space to opposing~~
32 ~~views and opinions of a unit's owner, tenant or resident of the~~
33 ~~common interest community.~~

34 ~~—8. The association and its officers, employees and agents are~~
35 ~~immune from criminal or civil liability for any act or omission~~
36 ~~which arises out of the publication or disclosure of any information~~
37 ~~related to any person and which occurs in the course of carrying out~~
38 ~~any duties required pursuant to subsection 6 or 7.~~

39 ~~—9. As used in this section:~~

40 ~~—(a) "Issue of official interest" includes, without limitation:~~

41 ~~—(1) Any issue on which the executive board or the units'~~
42 ~~owners will be voting, including, without limitation, the election of~~
43 ~~members of the executive board; and~~

44 ~~—(2) The enactment or adoption of rules or regulations that~~
45 ~~will affect a common interest community.~~



1 ~~— (b) “Official publication” means:~~
 2 ~~— (1) An official website;~~
 3 ~~— (2) An official newsletter or other similar publication that is~~
 4 ~~circulated to each unit’s owner; or~~
 5 ~~— (3) An official bulletin board that is available to each unit’s~~
 6 ~~owner,~~
 7 ~~↳ which is published or maintained at the cost of an association and~~
 8 ~~by an association, an executive board, a member of an executive~~
 9 ~~board, a community manager or an officer, employee or agent of an~~
 10 ~~association.] subsection 1.~~

11 **Sec. 52.** NRS 116.4101 is hereby amended to read as follows:

12 116.4101 1. NRS 116.4101 to 116.412, inclusive, apply to all
 13 units subject to this chapter, except as otherwise provided in ~~[this~~
 14 ~~section]~~ *subsection 2* or as modified or waived by agreement of
 15 purchasers of units in a common-interest community in which all
 16 units are restricted to nonresidential use.

17 2. Neither a public offering statement nor a certificate of resale
 18 need be prepared or delivered in the case of a:

- 19 (a) Gratuitous disposition of a unit;
- 20 (b) Disposition pursuant to court order;
- 21 (c) Disposition by a government or governmental agency;
- 22 (d) Disposition by foreclosure or deed in lieu of foreclosure;
- 23 (e) Disposition to a dealer;
- 24 (f) Disposition that may be cancelled at any time and for any
 25 reason by the purchaser without penalty; ~~[or]~~
- 26 (g) Disposition of a unit in a planned community which contains
 27 no more than 12 units if:

28 (1) The declarant reasonably believes in good faith that the
 29 maximum assessment stated in the declaration will be sufficient to
 30 pay the expenses of the planned community; and

31 (2) The declaration cannot be amended to increase the
 32 assessment during the period of the declarant’s control without the
 33 consent of all units’ owners ~~[-~~

34 ~~— 3. Except as otherwise provided in subsection 2, the provisions~~
 35 ~~of NRS 116.4101 to 116.412, inclusive, do not apply to a planned~~
 36 ~~community described in NRS 116.1203.] ; or~~

37 *(h) Disposition of a unit restricted to nonresidential purposes.*

38 **Sec. 53.** NRS 116.4103 is hereby amended to read as follows:

39 116.4103 1. Except as otherwise provided in NRS
 40 116.41035, a public offering statement must set forth or fully and
 41 accurately disclose each of the following:

- 42 (a) The name and principal address of the declarant and of the
 43 common-interest community, and a statement that the common-
 44 interest community is ~~[either]~~ a condominium, cooperative or
 45 planned community.



1 (b) A general description of the common-interest community,
2 including to the extent possible, the types, number and declarant's
3 schedule of commencement and completion of construction of
4 buildings, and amenities that the declarant anticipates including in
5 the common-interest community.

6 (c) The estimated number of units in the common-interest
7 community.

8 (d) Copies of the declaration, bylaws, and any rules or
9 regulations of the association, but a plat is not required.

10 (e) ~~[A current year to date financial statement, including the
11 most recent audited or reviewed financial statement, and the
12 projected budget for the association, either within or as an exhibit to
13 the public offering statement, for 1 year after the date of the first
14 conveyance to a purchaser, and thereafter the current budget of the
15 association. The budget must include, without limitation:~~

16 ~~—— (1) A statement of the amount included in the budget as
17 reserves for repairs, replacement and restoration pursuant to NRS
18 116.3115; and~~

19 ~~—— (2) The projected monthly assessment for common expenses
20 for each type of unit, including the amount established as reserves
21 pursuant to NRS 116.3115.] *The financial information required by
22 subsection 2.*~~

23 (f) A description of any services or subsidies being provided by
24 the declarant or an affiliate of the declarant, not reflected in the
25 budget ~~[]~~ *that the declarant provides, or expenses which the
26 declarant pays and which the declarant expects may become at
27 any subsequent time a common expense of the association and the
28 projected common expense assessment attributable to each of
29 those services or expenses for the association and for each type of
30 unit.*

31 (g) Any initial or special fee due from the purchaser *or seller* at
32 closing, *including, without limitation, any transfer fees, whether
33 payable to the association, the community manager of the
34 association or any third party,* together with a description of the
35 purpose and method of calculating the fee.

36 (h) The terms and significant limitations of any warranties
37 provided by the declarant, including statutory warranties and
38 limitations on the enforcement thereof or on damages.

39 (i) A statement that unless the purchaser or his or her agent has
40 personally inspected the unit, the purchaser may cancel, by written
41 notice, his or her contract for purchase until midnight of the fifth
42 calendar day following the date of execution of the contract, and the
43 contract must contain a provision to that effect.

44 (j) A statement of any unsatisfied ~~[judgments]~~ *judgment* or
45 pending ~~[suits]~~ *action* against the association, and the status of any



1 pending ~~[suits]~~ *action* material to the common-interest community
2 of which a declarant has actual knowledge.

3 (k) Any current or expected fees or charges to be paid by units'
4 owners for the use of the common elements and other facilities
5 related to the common-interest community.

6 (l) In addition to any other document, a statement describing all
7 current and expected fees or charges for each unit, including,
8 without limitation, association fees, fines, assessments, late charges
9 or penalties, interest rates on delinquent assessments, additional
10 costs for collecting past due fines and charges for opening or closing
11 any file for each unit.

12 (m) *Any restraints on alienation of any portion of the*
13 *common-interest community and any restrictions:*

14 (1) *On the leasing or renting of units; and*

15 (2) *On the amount for which a unit may be sold or on the*
16 *amount that may be received by a unit's owner on the sale or*
17 *condemnation of or casualty loss to the unit or to the common-*
18 *interest community, or on termination of the common-interest*
19 *community.*

20 (n) *A description of any arrangement described in NRS*
21 *116.1209 binding the association.*

22 (o) The information statement set forth in NRS 116.41095.

23 2. *The public offering statement must contain any current*
24 *balance sheet and a projected budget for the association, either*
25 *within or as an exhibit to the public offering statement, for 1 year*
26 *after the date of the first conveyance to a purchaser, and*
27 *thereafter the current budget of the association, a statement of*
28 *who prepared the budget and a statement of the budget's*
29 *assumptions concerning occupancy and inflation factors. The*
30 *budget must include:*

31 (a) *A statement of the amount included in the budget as a*
32 *reserve for repairs, replacement and restoration pursuant to*
33 *NRS 116.3115;*

34 (b) *A statement of any other reserves;*

35 (c) *The projected common expense assessment by category of*
36 *expenditures for the association; and*

37 (d) *The projected monthly common expense assessment for*
38 *each type of unit, including the amount established as reserves*
39 *pursuant to NRS 116.3115.*

40 3. A declarant is not required to revise a public offering
41 statement more than once each calendar quarter, if the following
42 warning is given prominence in the statement: "THIS PUBLIC
43 OFFERING STATEMENT IS CURRENT AS OF (insert a
44 specified date). RECENT DEVELOPMENTS REGARDING (here



1 refer to particular provisions of NRS 116.4103 and 116.4105) MAY
2 NOT BE REFLECTED IN THIS STATEMENT.”

3 **Sec. 54.** NRS 116.41035 is hereby amended to read as
4 follows:

5 116.41035 If a common-interest community composed of not
6 more than 12 units is not subject to any developmental rights and no
7 power is reserved to a declarant to make the common-interest
8 community part of a larger common-interest community, group of
9 common-interest communities or other real estate, a public offering
10 statement may ~~but need not~~ include the information otherwise
11 required by paragraphs (h) and (k) of subsection 1 of
12 NRS 116.4103.

13 **Sec. 55.** NRS 116.4109 is hereby amended to read as follows:

14 116.4109 1. Except in the case of a sale in which delivery of
15 a public offering statement is required, or unless exempt under
16 subsection 2 of NRS 116.4101, a unit’s owner or his or her
17 authorized agent shall, at the expense of the unit’s owner, furnish to
18 a purchaser a resale package containing all of the following:

19 (a) A copy of the declaration, other than any plats, the bylaws,
20 the rules or regulations of the association and the information
21 statement required by NRS 116.41095;

22 (b) A statement setting forth the amount of the monthly
23 assessment for common expenses and any unpaid assessment of any
24 kind currently due from the selling unit’s owner;

25 (c) A copy of the current operating budget of the association and
26 current year-to-date financial statement for the association, which
27 must include a summary of the reserves of the association required
28 by NRS 116.31152 and which must include, without limitation, a
29 summary of the information described in paragraphs (a) to (e),
30 inclusive, of subsection 3 of NRS 116.31152;

31 (d) A statement of any unsatisfied judgments or pending legal
32 actions against the association and the status of any pending legal
33 actions relating to the common-interest community of which the
34 unit’s owner has actual knowledge;

35 (e) A statement of any transfer fees, transaction fees or any other
36 fees associated with the resale of a unit; and

37 (f) In addition to any other document, a statement describing all
38 current and expected fees or charges for each unit, including,
39 without limitation, association fees, fines, assessments, late charges
40 or penalties, interest rates on delinquent assessments, additional
41 costs for collecting past due fines and charges for opening or closing
42 any file for each unit.

43 2. The purchaser may, by written notice, cancel the contract of
44 purchase until midnight of the fifth calendar day following the date
45 of receipt of the resale package described in subsection 1, and the



1 contract for purchase must contain a provision to that effect. If the
2 purchaser elects to cancel a contract pursuant to this subsection, the
3 purchaser must hand deliver the notice of cancellation to the unit's
4 owner or his or her authorized agent or mail the notice of
5 cancellation by prepaid United States mail to the unit's owner or his
6 or her authorized agent. Cancellation is without penalty, and all
7 payments made by the purchaser before cancellation must be
8 refunded promptly. If the purchaser has accepted a conveyance of
9 the unit, the purchaser is not entitled to:

- 10 (a) Cancel the contract pursuant to this subsection; or
- 11 (b) Damages, rescission or other relief based solely on the
12 ground that the unit's owner or his or her authorized agent failed to
13 furnish the resale package, or any portion thereof, as required by this
14 section.

15 3. Within 10 days after receipt of a written request by a unit's
16 owner or his or her authorized agent, the association shall furnish all
17 of the following to the unit's owner or his or her authorized agent
18 for inclusion in the resale package:

- 19 (a) Copies of the documents required pursuant to paragraphs (a)
20 and (c) of subsection 1; and
- 21 (b) A certificate containing the information necessary to enable
22 the unit's owner to comply with paragraphs (b), (d), ~~(e)~~ (e) *and*
23 *(f)* of subsection 1.

24 4. If the association furnishes the documents and certificate
25 pursuant to subsection 3:

26 (a) The unit's owner or his or her authorized agent shall include
27 the documents and certificate in the resale package provided to the
28 purchaser, and neither the unit's owner nor his or her authorized
29 agent is liable to the purchaser for any erroneous information
30 provided by the association and included in the documents and
31 certificate.

32 (b) The association may charge the unit's owner a reasonable
33 fee to cover the cost of preparing the certificate furnished pursuant
34 to subsection 3. Such a fee must be based on the actual cost the
35 association incurs to fulfill the requirements of this section in
36 preparing the certificate. The Commission shall adopt regulations
37 establishing the maximum amount of the fee that an association may
38 charge for preparing the certificate.

39 (c) The *other documents furnished pursuant to subsection 3*
40 *must be provided in electronic format at no charge to the unit's*
41 *owner or, if the association is unable to provide such documents in*
42 *electronic format, the* association may charge the unit's owner a
43 reasonable fee, not to exceed 25 cents per page ~~for the first 10~~
44 *pages, and 10 cents per page thereafter,* to cover the cost of
45 copying . ~~[the other documents furnished pursuant to subsection 3.]~~



1 (d) Except for the fees allowed pursuant to paragraphs (b) and
2 (c), the association may not charge the unit's owner any other fees
3 for preparing or furnishing the documents and certificate pursuant to
4 subsection 3.

5 5. Neither a purchaser nor the purchaser's interest in a unit is
6 liable for any unpaid assessment or fee greater than the amount set
7 forth in the documents and certificate prepared by the association. If
8 the association fails to furnish the documents and certificate within
9 the 10 days allowed by this section, the ~~seller~~ *purchaser* is not
10 liable for the delinquent assessment.

11 6. Upon the request of a unit's owner or his or her authorized
12 agent, or upon the request of a purchaser to whom the unit's owner
13 has provided a resale package pursuant to this section or his or her
14 authorized agent, the association shall make the entire study of the
15 reserves of the association which is required by NRS 116.31152
16 reasonably available for the unit's owner, purchaser or authorized
17 agent to inspect, examine, photocopy and audit. The study must be
18 made available at the business office of the association or some
19 other suitable location within the county where the common-interest
20 community is situated or, if it is situated in more than one county,
21 within one of those counties.

22 **Sec. 56.** (Deleted by amendment.)

23 **Sec. 57.** NRS 116.4114 is hereby amended to read as follows:

24 116.4114 1. A declarant and any dealer warrant that a unit
25 will be in at least as good condition at the earlier of the time of the
26 conveyance or delivery of possession as it was at the time of
27 contracting, reasonable wear and tear excepted.

28 2. A declarant and any dealer impliedly warrant that a unit and
29 the common elements in the common-interest community are
30 suitable for the ordinary uses of real estate of its type and that any
31 improvements made or contracted for by ~~him or her,~~ *a declarant*
32 *or dealer*, or made by any person before the creation of the
33 common-interest community, will be:

34 (a) Free from defective materials; and

35 (b) Constructed in accordance with applicable law, according to
36 sound standards of engineering and construction, and in a
37 workmanlike manner.

38 3. ~~In addition, a~~ A declarant and any dealer warrant to a
39 purchaser of a unit that may be used for residential use that an
40 existing use, continuation of which is contemplated by the parties,
41 does not violate applicable law at the earlier of the time of
42 conveyance or delivery of possession.

43 4. Warranties imposed by this section may be excluded or
44 modified as specified in NRS 116.4115.



1 5. For purposes of this section, improvements made or
2 contracted for by an affiliate of a declarant are made or contracted
3 for by the declarant.

4 6. Any conveyance of a unit transfers to the purchaser all of the
5 declarant's implied warranties of quality.

6 **Sec. 58.** NRS 116.4116 is hereby amended to read as follows:

7 116.4116 1. ~~[A]~~ *Unless a period of limitation is tolled under*
8 *NRS 116.3111 or affected by subsection 4, a* judicial proceeding for
9 breach of any obligation arising under NRS 116.4113 or 116.4114
10 must be commenced within 6 years after the cause of action accrues,
11 but the parties may agree to reduce the period of limitation to not
12 less than 2 years. With respect to a unit that may be occupied for
13 residential use, an agreement to reduce the period of limitation must
14 be evidenced by a separate instrument executed by the purchaser.

15 2. Subject to subsection 3, a cause of action for breach of
16 warranty of quality, regardless of the purchaser's lack of knowledge
17 of the breach, accrues:

18 (a) As to a unit, at the time the purchaser to whom the warranty
19 is first made enters into possession if a possessory interest was
20 conveyed or at the time of acceptance of the instrument of
21 conveyance if a nonpossessory interest was conveyed; and

22 (b) As to each common element, at the time the common
23 element is completed or, if later, as to:

24 (1) A common element that may be added to the common-
25 interest community or portion thereof, at the time the first unit
26 therein is conveyed to a bona fide purchaser; or

27 (2) A common element within any other portion of the
28 common-interest community, at the time the first unit is conveyed to
29 a purchaser in good faith.

30 3. If a warranty of quality explicitly extends to future
31 performance or duration of any improvement or component of the
32 common-interest community, the cause of action accrues at the time
33 the breach is discovered or at the end of the period for which the
34 warranty explicitly extends, whichever is earlier.

35 *4. During the period of declarant control, the association may*
36 *authorize an independent committee of the executive board to*
37 *evaluate and enforce any warranty claims involving the common*
38 *elements, and to address those claims. Only members of the*
39 *executive board elected by units' owners other than the declarant*
40 *and other persons appointed by those independent members may*
41 *serve on the committee, and the committee's decision must be free*
42 *of any control by the declarant or any member of the executive*
43 *board or officer appointed by the declarant. All costs reasonably*
44 *incurred by the committee, including attorney's fees, are common*
45 *expenses, and must be added to the budget annually adopted by*



1 *the association in accordance with the requirements of NRS*
2 *116.31151. If the committee is so created, the period of limitation*
3 *for a warranty claim considered by the committee begins to run*
4 *from the date of the first meeting of the committee.*

5 **Sec. 59.** NRS 116.4117 is hereby amended to read as follows:

6 116.4117 1. Subject to the requirements set forth in
7 subsection 2, if a declarant, community manager or any other person
8 subject to this chapter fails to comply with any of its provisions or
9 any provision of the declaration or bylaws, any person or class of
10 persons suffering actual damages from the failure to comply may
11 bring a civil action for damages or other appropriate relief.

12 2. Subject to the requirements set forth in NRS 38.310 and
13 except as otherwise provided in NRS 116.3111, a civil action for
14 damages or other appropriate relief for a failure or refusal to comply
15 with any provision of this chapter or the governing documents of an
16 association may be brought:

17 (a) By the association against:

- 18 (1) A declarant;
19 (2) A community manager; or
20 (3) A unit's owner.

21 (b) By a unit's owner against:

- 22 (1) The association;
23 (2) A declarant; or
24 (3) Another unit's owner of the association.

25 (c) By a class of units' owners constituting at least 10 percent of
26 the total number of voting members of the association against a
27 community manager.

28 3. *Members of the executive board are not personally liable to*
29 *the victims of crimes occurring on the property.*

30 4. Except as otherwise provided in ~~NRS 116.31036,~~
31 *subsection 5*, punitive damages may be awarded for a willful and
32 material failure to comply with any provision of this chapter if the
33 failure is established by clear and convincing evidence.

34 ~~4.~~ 5. *Punitive damages may not be awarded against:*

35 (a) *The association;*

36 (b) *The members of the executive board for acts or omissions*
37 *that occur in their official capacity as members of the executive*
38 *board; or*

39 (c) *The officers of the association for acts or omissions that*
40 *occur in their capacity as officers of the association.*

41 6. The court may award reasonable attorney's fees to the
42 prevailing party.

43 ~~5.~~ 7. The civil remedy provided by this section is in addition
44 to, and not exclusive of, any other available remedy or penalty.



1 ***8. The provisions of this section do not prohibit the***
2 ***Commission from taking any disciplinary action against a member***
3 ***of an executive board pursuant to NRS 116.745 to 116.795,***
4 ***inclusive.***

5 **Sec. 59.5.** NRS 116A.410 is hereby amended to read as
6 follows:

7 116A.410 1. The Commission shall by regulation provide for
8 the issuance by the Division of certificates. The regulations:

9 (a) Must establish the qualifications for the issuance of such a
10 certificate, including, without limitation, the education and
11 experience required to obtain such a certificate. The regulations
12 must include, without limitation, provisions that:

13 (1) Provide for the issuance of a temporary certificate for a
14 1-year period to a person who:

15 (I) Holds a professional designation in the field of
16 management of a common-interest community from a nationally
17 recognized organization;

18 (II) Provides evidence that the person has been engaged
19 in the management of a common-interest community for at least 5
20 years; and

21 (III) Has not been the subject of any disciplinary action in
22 another state in connection with the management of a common-
23 interest community.

24 (2) Except as otherwise provided in subparagraph (3),
25 provide for the issuance of a temporary certificate for a 1-year
26 period to a person who:

27 (I) Receives an offer of employment as a community
28 manager from an association or its agent; and

29 (II) Has management experience determined to be
30 sufficient by the executive board of the association or its agent
31 making the offer in sub-subparagraph (I). The executive board or its
32 agent must have sole discretion to make the determination required
33 in this sub-subparagraph.

34 (3) Require a temporary certificate described in subparagraph
35 (2) to expire before the end of the 1-year period if the certificate
36 holder ceases to be employed by the association, or its agent, which
37 offered the person employment as described in subparagraph (2).

38 (4) Require a person who is issued a temporary certificate as
39 described in subparagraph (1) or (2) to successfully complete not
40 less than 18 hours of instruction relating to the Uniform Common-
41 Interest Ownership Act within the 1-year period.



1 (5) Provide for the issuance of a certificate at the conclusion
2 of the 1-year period if the person:

3 (I) Has successfully completed not less than 18 hours of
4 instruction relating to the Uniform Common-Interest Ownership
5 Act; and

6 (II) Has not been the subject of any disciplinary action
7 pursuant to this chapter or chapter 116 of NRS or any regulations
8 adopted pursuant thereto.

9 (6) Provide that a temporary certificate described
10 in subparagraph (1) or (2) and a certificate described in
11 subparagraph (5):

12 (I) Must authorize the person who is issued a temporary
13 certificate described in subparagraph (1) or (2) or certificate
14 described in subparagraph (5) to act in all respects as a community
15 manager and exercise all powers available to any other community
16 manager without regard to experience; and

17 (II) Must not be treated as a limited, restricted or
18 provisional form of a certificate.

19 ~~(b) [Must require an applicant or the employer of the applicant
20 to post a bond in a form and in an amount established by regulation.
21 The Commission shall, by regulation, adopt a sliding scale for the
22 amount of the bond that is based upon the amount of money that
23 applicants are expected to control. In adopting the regulations
24 establishing the form and sliding scale for the amount of a bond
25 required to be posted pursuant to this paragraph, the Commission
26 shall consider the availability and cost of such bonds.~~

27 ~~—(c)~~ May require applicants to pass an examination in order to
28 obtain a certificate other than a temporary certificate described in
29 paragraph (a). If the regulations require such an examination, the
30 Commission shall by regulation establish fees to pay the costs of
31 the examination, including any costs which are necessary for the
32 administration of the examination.

33 ~~(d)~~ (c) Must establish a procedure for a person who was
34 previously issued a certificate and who no longer holds a certificate
35 to reapply for and obtain a new certificate without undergoing any
36 period of supervision under another community manager, regardless
37 of the length of time that has passed since the person last acted as a
38 community manager.

39 ~~(e)~~ (d) May require an investigation of an applicant's
40 background. If the regulations require such an investigation, the
41 Commission shall by regulation establish fees to pay the costs of the
42 investigation.

43 ~~(f)~~ (e) Must establish the grounds for initiating disciplinary
44 action against a person to whom a certificate has been issued,
45 including, without limitation, the grounds for placing conditions,



1 limitations or restrictions on a certificate and for the suspension or
2 revocation of a certificate.

3 ~~(e)~~ (f) Must establish rules of practice and procedure for
4 conducting disciplinary hearings.

5 2. The Division may collect a fee for the issuance of a
6 certificate in an amount not to exceed the administrative costs of
7 issuing the certificate.

8 3. As used in this section, "management experience" means
9 experience in a position in business or government, including,
10 without limitation, in the military:

11 (a) In which the person holding the position was required, as
12 part of holding the position, to engage in one or more management
13 activities, including, without limitation, supervision of personnel,
14 development of budgets or financial plans, protection of assets,
15 logistics, management of human resources, development or training
16 of personnel, public relations, or protection or maintenance of
17 facilities; and

18 (b) Without regard to whether the person holding the position
19 has any experience managing or otherwise working for an
20 association.

21 **Sec. 60.** NRS 116.31177 is hereby repealed.

22 **Sec. 61.** This act becomes effective on January 1, 2012.

TEXT OF REPEALED SECTION

116.31177 Maintenance and availability of certain financial records of association; provision of copies to units' owners and Ombudsman.

1. The executive board of an association shall maintain and make available for review at the business office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties:

(a) The financial statement of the association;

(b) The budgets of the association required to be prepared pursuant to NRS 116.31151; and

(c) The study of the reserves of the association required to be conducted pursuant to NRS 116.31152.

2. The executive board shall provide a copy of any of the records required to be maintained pursuant to subsection 1 to a unit's owner or the Ombudsman within 14 days after receiving a



written request therefor. The executive board may charge a fee to cover the actual costs of preparing a copy, but not to exceed 25 cents per page.

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