

Assembly Bill No. 126—Assemblymen Anderson, Bache, Gibbons, Beers, Berman, Buckley, Claborn, Collins, de Braga, Dini, Giunchigliani, Koivisto, Lee, Leslie, Manendo, McClain, Neighbors, Nolan, Smith and Von Tobel

CHAPTER.....

AN ACT relating to county recorders; making various changes concerning the information needed to record a document that includes a legal description of real property that is provided in metes and bounds; and providing other matters properly relating thereto.

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

**Section 1.** NRS 111.312 is hereby amended to read as follows:

111.312 1. The county recorder shall not record with respect to real property, a notice of completion, a declaration of homestead, a lien or notice of lien, an affidavit of death, a mortgage or deed of trust, or any conveyance of real property or instrument in writing setting forth an agreement to convey real property unless the document being recorded contains:

(a) The mailing address of the grantee or, if there is no grantee, the mailing address of the person who is requesting the recording of the document; and

(b) The assessor's parcel number of the property at the top of the first page of the document, if the county assessor has assigned a parcel number to the property. The county recorder is not required to verify that the assessor's parcel number is correct.

2. The assessor's parcel number shall not be deemed to be a complete legal description of the real property conveyed.

3. *Except as otherwise provided in subsection 4, if a document that is being recorded includes a legal description of real property that is provided in metes and bounds, the document must include the name and mailing address of the person who prepared the legal description. The county recorder is not required to verify the accuracy of the name and mailing address of such a person.*

4. *If a document described in subsection 3 previously has been recorded, the document must include all information necessary to identify and locate the previous recording, but the name and mailing address of the person who prepared the legal description is not required for the document to be recorded. The county recorder is not required to verify the accuracy of the information concerning the previous recording.*

**Sec. 2.** This act becomes effective upon passage and approval.