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SENATE BILL NO. 16—SENATOR RHOADS

PREFILED JANUARY 11, 2001

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Referred to Committee on Judiciary

SUMMARY—Requires seller of property adjacent to open range to disclose information to purchaser regarding grazing on open range. (BDR 10-56)

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.

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AN ACT relating to real property; requiring the seller of a home or improved lot that is adjacent to open range to disclose to the purchaser information regarding grazing on open range; and providing other matters properly relating thereto.

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

1     **Section 1.** Chapter 113 of NRS is hereby amended by adding thereto a  
2     new section to read as follows:

3     ***1. Before the purchaser of a home or improved lot that is adjacent to***  
4     ***open range signs a sales agreement, the seller shall, by separate written***  
5     ***document, disclose to the purchaser information regarding grazing on***  
6     ***the open range. The written document must contain a statement with the***  
7     ***following language:***

8         ***This property is adjacent to open range on which livestock are***  
9         ***permitted to graze or roam. Unless you construct a fence that will***  
10        ***prevent livestock from entering this property, livestock may enter the***  
11        ***property and you will not be entitled to collect damages because the***  
12        ***livestock entered the property. Regardless of whether you construct***  
13        ***a fence, it is unlawful to kill, maim or injure livestock that have***  
14        ***entered this property.***

15     ***2. The seller shall retain a copy of the disclosure document that has***  
16     ***been signed by the purchaser acknowledging the date of receipt by the***  
17     ***purchaser of the original document.***

18     ***3. As used in this section, “open range” has the meaning ascribed to***  
19     ***it in NRS 568.355.***

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