

SENATE BILL NO. 16—SENATOR RHOADS

PREFILED JANUARY 11, 2001

Referred to Committee on Judiciary

SUMMARY—Enacts provisions concerning disclosure of information in sale of property adjacent to 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.

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; providing that compliance with the requirement of disclosure constitutes an affirmative defense in certain actions brought against the seller; 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.*



\* S B 1 6 R 1 \*

- 1     3. *Compliance with this section by a seller constitutes an affirmative*
- 2     *defense in any action brought against the seller by the purchaser based*
- 3     *upon any damages allegedly suffered as the result of livestock entering*
- 4     *the property.*
- 5     4. *As used in this section, “open range” has the meaning ascribed to*
- 6     *it in NRS 568.355.*

