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*Property Management's
Training Connection*

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March 20, 2003

To: Assembly Committee on Judiciary

Fr: Judy Cook

Re: AB 274

Background – Judy Cook

- Licensed Nevada Broker-Salesman, Property Management Permit Holder
- 20+ years experience in managing both residential and commercial properties
- Professional speaker/trainer on property management topics, offering both pre-licensing and continuing education courses to property managers throughout Nevada.

AB 274

OPPOSED

Basis for Opposition

This bill proposes to double the length of notice time required by a landlord who wishes to terminate a month-to-month tenancy. As the bill is written, it would affect both residential and commercial rental properties.

- The month-to-month rental contract, whether residential or commercial, is intended to be a bilateral contract, with rights to terminate being equal between both parties.
- A requirement that the landlord give greater notice than is required of the tenant to terminate places an unfair burden on the landlord.
- The requirement that a landlord somehow determine the age of the tenant (whether residential or commercial) before giving notice to terminate the tenancy places an additional unfair burden upon the landlord.
- The provisions of this bill may be considered discriminatory in nature, using age as a basis for determining the terms of a contract.

Respectfully submitted,

Judy Cook

ASSEMBLY JUDICIARY

DATE: 3/21/03 ROOM: 3138 EXHIBIT E

SUBMITTED BY: JUDY COOK