

CHAPTER.....

AN ACT relating to residential leasing; removing the exemption for landlords who own and personally manage four or fewer dwelling units from provisions relating to landlords and tenants; 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 118A.180 is hereby amended to read as follows:

118A.180 1. Except as *otherwise* provided in subsection 2, this chapter applies to, regulates and determines rights, obligations and remedies under a rental agreement, wherever made, for a dwelling unit or premises located within this State.

2. This chapter does not apply to:

(a) A rental agreement subject to the provisions of chapter 118B of NRS;

(b) Low-rent housing programs operated by public housing authorities and established pursuant to the United States Housing Act of 1937, 42 U.S.C. §§ 1437 et seq.;

(c) ~~[(A person who owns and personally manages four or fewer dwelling units, except with respect to the provisions of NRS 118A.200, 118A.300, 118A.325, 118A.340, 118A.380, 118A.450 and 118A.460;~~

~~—(d)]~~ Residence in an institution, public or private, incident to detention or the provision of medical, geriatric, educational, counseling, religious or similar service;

~~[(e)]~~ (d) Occupancy under a contract of sale of a dwelling unit or the property of which it is a part, if the occupant is the purchaser or his successor in interest;

~~[(f)]~~ (e) Occupancy by a member of a fraternal or social organization in the portion of a structure operated for the benefit of the organization;

~~[(g)]~~ (f) Occupancy in a hotel or motel for less than 30 consecutive days unless the occupant clearly manifests an intent to remain for a longer continuous period;

~~[(h)]~~ (g) Occupancy by an employee of a landlord whose right to occupancy is solely conditional upon employment in or about the premises;

~~[(i)]~~ (h) Occupancy by an owner of a condominium unit or by a holder of a proprietary lease in a cooperative apartment; or

~~(6)~~ (i) Occupancy under a rental agreement covering premises used by the occupant primarily for agricultural purposes.