

ASSEMBLY BILL NO. 404—ASSEMBLYWOMAN LESLIE

MARCH 24, 2005

Referred to Committee on Commerce and Labor

SUMMARY—Removes exemption for certain landlords from provisions relating to landlords and tenants. (BDR 10-646)

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 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:

- 1 **Section 1.** NRS 118A.180 is hereby amended to read as
2 follows:
3 118A.180 1. Except as *otherwise* provided in subsection 2,
4 this chapter applies to, regulates and determines rights, obligations
5 and remedies under a rental agreement, wherever made, for a
6 dwelling unit or premises located within this State.
7 2. This chapter does not apply to:
8 (a) A rental agreement subject to the provisions of chapter 118B
9 of NRS;
10 (b) Low-rent housing programs operated by public housing
11 authorities and established pursuant to the United States Housing
12 Act of 1937, 42 U.S.C. §§ 1437 et seq.;
13 (c) ~~IA person who owns and personally manages four or fewer~~
14 ~~dwelling units, except with respect to the provisions of NRS~~
15 ~~118A.200, 118A.300, 118A.325, 118A.340, 118A.380, 118A.450~~
16 ~~and 118A.460;~~



- 1 ~~—(d)~~ Residence in an institution, public or private, incident to
2 detention or the provision of medical, geriatric, educational,
3 counseling, religious or similar service;
4 ~~H(e)~~ (d) Occupancy under a contract of sale of a dwelling unit or
5 the property of which it is a part, if the occupant is the purchaser or
6 his successor in interest;
7 ~~H(f)~~ (e) Occupancy by a member of a fraternal or social
8 organization in the portion of a structure operated for the benefit of
9 the organization;
10 ~~H(g)~~ (f) Occupancy in a hotel or motel for less than 30
11 consecutive days unless the occupant clearly manifests an intent to
12 remain for a longer continuous period;
13 ~~H(h)~~ (g) Occupancy by an employee of a landlord whose right to
14 occupancy is solely conditional upon employment in or about the
15 premises;
16 ~~H(i)~~ (h) Occupancy by an owner of a condominium unit or by a
17 holder of a proprietary lease in a cooperative apartment; or
18 ~~H(j)~~ (i) Occupancy under a rental agreement covering premises
19 used by the occupant primarily for agricultural purposes.

