

## Amendment No. 150

Assembly Amendment to Assembly Bill No. 215

(BDR 10-1004)

**Proposed by:** Committee on Judiciary**Amendment Box:****Resolves Conflicts with:** N/A**Amends:** Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: Yes

ASSEMBLY ACTION	Initial and Date	SENATE ACTION	Initial and Date
Adopted <input type="checkbox"/> Lost <input type="checkbox"/>	_____	Adopted <input type="checkbox"/> Lost <input type="checkbox"/>	_____
Concurred In <input type="checkbox"/> Not <input type="checkbox"/>	_____	Concurred In <input type="checkbox"/> Not <input type="checkbox"/>	_____
Receded <input type="checkbox"/> Not <input type="checkbox"/>	_____	Receded <input type="checkbox"/> Not <input type="checkbox"/>	_____

Amend section 1, page 2, line 25, by deleting:

*“or deed in lieu of foreclosure.”* and inserting:*“pursuant to chapter 107 of NRS.”.*

Amend section 1, page 2, after line 37, by inserting:

*“4. If a sale or intended sale of residential property is exempted from the requirements of subsection 1 pursuant to paragraph (a) of subsection 2, the trustee and the beneficiary of the deed of trust shall, not later than at the time of the conveyance of the property to the purchaser of the residential property, provide written notice to the purchaser of any defects in the property of which the trustee or beneficiary, respectively, is aware.”.*

AMI/RRY

Date: 4/13/2005

A.B. No. 215—Revises provisions relating to disclosure of certain information to purchaser of residential property.

**If this amendment is adopted, the Legislative  
Counsel's Digest will be changed to read as follows:**

**Legislative Counsel's Digest:**

Existing law requires, with certain exceptions, a seller to complete and serve a disclosure form on a purchaser of certain residential property at least 10 days before the property is conveyed to the purchaser to disclose the condition of the residential property offered for sale. (NRS 113.120, 113.130)

This bill provides an additional exception to that requirement for transactions by foreclosure pursuant to provisions governing deeds of trust. This bill further provides that for such transactions by foreclosure the trustee and the beneficiary of the deed of trust are required to provide written notice to the purchaser of the residential property of any defects in the property of which the trustee or beneficiary is aware. This notice must be provided to the purchaser not later than at the time of the conveyance of the property to the purchaser.