

Assembly Bill No. 238—Assemblymen Dooling, Shelton, Jones, Moore, Fiore; Edwards, Gardner, Ohrenschall, O'Neill, Seaman, Trowbridge and Wheeler

CHAPTER.....

AN ACT relating to common-interest communities; revising provisions relating to the solicitation of bids for a homeowners' association project; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Under existing law, a homeowners' association is required to open and consider bids for an association project at a meeting of its executive board. (NRS 116.31086) This bill requires an association to solicit, whenever reasonably possible, at least three bids if the association project is expected to cost: (1) in a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or (2) in a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association. This bill further specifies that the contents of bids which are opened at a meeting of the executive board must be read aloud.

EXPLANATION – Matter in ***bolded italics*** is new; matter between brackets ~~omitted material~~ is material to be omitted.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Sections 1 and 1.5. (Deleted by amendment.)

Sec. 2. NRS 116.31086 is hereby amended to read as follows:

116.31086 1. If an association solicits bids for an association project ~~the~~:

(a) The association must, whenever reasonably possible, solicit at least three bids if the association project is expected to cost:

(1) In a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or

(2) In a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association; and

(b) The bids must be opened and read aloud during a meeting of the executive board.

2. As used in this section, "association project" includes, without limitation, a project that involves the maintenance, repair, replacement or restoration of any part of the common elements or which involves the provision of *professional* services to the association ~~and~~, *including, without limitation, accounting, engineering and legal services.*



Sec. 3. This act becomes effective on July 1, 2015.

