

ASSEMBLY BILL NO. 238—ASSEMBLYMEN DOOLING, SHELTON,
JONES, MOORE, FIORE; EDWARDS, GARDNER,
OHRENSCHALL, O'NEILL, SEAMAN, TROWBRIDGE AND
WHEELER

MARCH 6, 2015

Referred to Committee on Judiciary

SUMMARY—Revises provisions relating to the solicitation of bids
for a homeowners' association project.
(BDR 10-808)

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 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:

1 Under existing law, a homeowners' association is required to open and consider
2 bids for an association project at a meeting of its executive board. (NRS 116.31086)
3 This bill requires an association to solicit, whenever reasonably possible, at least
4 three bids if the association project is expected to cost: (1) in a common-interest
5 community that consists of less than 1,000 units, 3 percent or more of the annual
6 budget of the association; or (2) in a common-interest community that consists of
7 1,000 or more units, 1 percent or more of the annual budget of the association. This
8 bill further specifies that the contents of bids which are opened at a meeting of the
9 executive board must be read aloud.

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

1 **Section 1.** (Deleted by amendment.)

2 **Sec. 1.5.** (Deleted by amendment.)

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

4 116.31086 1. If an association solicits bids for an association
5 project ~~to, the~~:



* A B 2 3 8 R 3 *

(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 ~~H~~, *including, without limitation, accounting, engineering and legal services.*

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

