

ASSEMBLY BILL NO. 369—ASSEMBLYMEN
STEWART; AND HICKEY

MARCH 17, 2015

Referred to Committee on Judiciary

SUMMARY—Requires a tenant to obtain approval before commencing certain work on a dwelling unit. (BDR 10-198)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: No.

~

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

AN ACT relating to property; requiring a tenant to obtain written approval from the landlord before the commencement of certain works to a dwelling unit under certain circumstances; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Existing law establishes various provisions relating to the rights and obligations
2 of landlords and tenants. (Chapter 118A of NRS) This bill prohibits a tenant from
3 constructing or causing to be constructed certain additions, or performing or
4 causing to be performed certain repairs or remodeling, to a dwelling unit without
5 first obtaining the written approval of the landlord if the actual and reasonable cost
6 or the fair and reasonable value of the addition, repair or remodel is \$200 or more.
7 This bill also provides that the landlord is not liable for the cost of any such
8 addition, repair or remodel if a tenant fails to obtain written approval before the
9 commencement of the work.

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

1 **Section 1.** Chapter 118A of NRS is hereby amended by
2 adding thereto a new section to read as follows:

3 *1. A tenant shall not construct or cause to be constructed any*
4 *additions, or perform or cause to be performed any repairs or*
5 *remodeling of any kind, to a dwelling unit without first obtaining*
6 *the written approval of the landlord if the actual and reasonable*



* A B 3 6 9 *

1 *cost or the fair and reasonable value of the addition, repair or*
2 *remodel is \$200 or more. The landlord does not incur any liability*
3 *for the cost of any such addition, repair or remodel if a tenant fails*
4 *to obtain written approval as required by this subsection before the*
5 *commencement of the work.*

6 *2. This section does not apply to any work the landlord is*
7 *required to perform during the tenancy to maintain the dwelling*
8 *unit in a habitable condition pursuant to NRS 118A.290.*

9 **Sec. 2.** This act becomes effective on July 1, 2015.

