

**Amendment No. 235**

Assembly Amendment to Assembly Bill No. 183 (BDR 10-621)

**Proposed by:** Assembly Committee on Judiciary

**Amends:** Summary: No Title: No Preamble: No Joint Sponsorship: No Digest: No

Adoption of this amendment will MAINTAIN the 2/3s majority vote requirement for final passage of A.B. 183 (§ 1).

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"/>	_____

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) variations of *green bold underlining* is language proposed to be added in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) *orange double underlining* is deleted language in the original bill proposed to be retained in this amendment.

MKM/BJF



Date: 4/2/2015

A.B. No. 183—Revises provisions related to real property. (BDR 10-621)



## ASSEMBLY BILL NO. 183—ASSEMBLYMAN ELLIOT ANDERSON

FEBRUARY 19, 2015

Referred to Committee on Judiciary

SUMMARY—Revises provisions related to real property. (BDR 10-621)

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 real property; requiring the grantee to whom real property is conveyed under an agreement for a deed in lieu of a foreclosure sale to record the conveyance within 30 days after the date of the conveyance; providing that a grantee who fails to record such a conveyance is liable for certain damages and attorney's fees and costs; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

This bill: (1) requires the grantee of real property under an agreement for a deed in lieu of a foreclosure sale to record the conveyance with the appropriate office of the county recorder within 30 days after the date of the conveyance; and (2) makes the grantee liable for attorney's fees and costs and for certain damages for failure to record such a conveyance.

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

**Section 1.** Chapter 111 of NRS is hereby amended by adding thereto a new section to read as follows:

*1. After the conveyance of real property pursuant to an agreement for a deed in lieu of a foreclosure sale, the grantee shall, within 30 days after the date of the conveyance, record the conveyance by recording a deed in the office of the county recorder of the county in which the property is located.*

*2. If the grantee fails to record a deed pursuant to subsection 1, the grantee is liable in a civil action:*

*(a) To a grantor of the deed in lieu of foreclosure or any party that is a senior lienholder against the property that is the subject of the sale in a sum of up to \$500 and for reasonable attorney's fees and the costs of bringing the action; and*

*(b) For any actual damages caused by the failure to comply with the provisions of subsection 1 and for reasonable attorney's fees and the costs of bringing the action.*

1       **Sec. 2.** NRS 107A.200 is hereby amended to read as follows:  
2       107A.200 “Submit for recording” means to submit a document complying  
3       with applicable legal standards, with required fees and taxes, to the appropriate  
4       governmental office pursuant to NRS 111.310 to 111.365, inclusive ~~H~~ , *and*  
5       *section 1 of this act.*