

**MINUTES OF THE
SENATE COMMITTEE ON JUDICIARY**

**Seventy-Eighth Session
May 15, 2015**

The Senate Committee on Judiciary was called to order by Chair Greg Brower at 3:26 p.m. on Friday, May 15, 2015, in Room 2134 of the Legislative Building, Carson City, Nevada. The meeting was videoconferenced to Room 4412E of the Grant Sawyer State Office Building, 555 East Washington Avenue, Las Vegas, Nevada. [Exhibit A](#) is the Agenda. [Exhibit B](#) is the Attendance Roster. All exhibits are available and on file in the Research Library of the Legislative Counsel Bureau.

COMMITTEE MEMBERS PRESENT:

Senator Greg Brower, Chair
Senator Becky Harris, Vice Chair
Senator Michael Roberson
Senator Scott Hammond
Senator Ruben J. Kihuen
Senator Tick Segerblom
Senator Aaron D. Ford

STAFF MEMBERS PRESENT:

Patrick Guinan, Policy Analyst
Nick Anthony, Counsel
Cassandra Grieve, Committee Secretary

Chair Brower:

We will open the work session on Assembly Bill (A.B.) 51.

ASSEMBLY BILL 51 (2nd Reprint): Revises provisions relating to securities.
(BDR 7-449)

Patrick Guinan (Policy Analyst):

The Committee previously passed A.B. 51; however, Chair Brower wants the Committee to review an amendment proposed by Diana Foley, representing the Office of the Secretary of State.

Staff recommends the Committee make a motion to reconsider A.B. 51.

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SENATOR HARRIS MOVED TO RECONSIDER THE ACTION WHEREBY
A.B. 51 WAS PASSED.

SENATOR FORD SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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Mr. Guinan:

The Committee heard A.B. 51 on May 5. I will read from the work session document ([Exhibit C](#)).

SENATOR HARRIS MOVED TO AMEND AND DO PASS AS AMENDED
A.B. 51.

SENATOR FORD SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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Chair Brower:

We will open the work session on A.B. 214.

ASSEMBLY BILL 214 (1st Reprint): Makes various changes related to public safety. (BDR 16-568)

Mr. Guinan:

Assembly Bill 214 as sponsored by Assemblyman Michael C. Sprinkle was heard by this Committee on May 11. I will read from the work session document ([Exhibit D](#)).

SENATOR FORD MOVED TO DO PASS A.B. 214.

SENATOR HARRIS SECONDED THE MOTION.

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THE MOTION CARRIED UNANIMOUSLY.

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Chair Brower:

I will open the work session on A.B. 240.

ASSEMBLY BILL 240 (1st Reprint): Revises provisions governing liens of a unit-owners' association. (BDR 10-821)

Mr. Guinan:

Assembly Bill 240 as sponsored by Assemblyman John Moore and others was heard by this Committee on May 12. I will read from the work session document ([Exhibit E](#)).

SENATOR HAMMOND MOVED TO DO PASS A.B. 240.

SENATOR ROBERSON SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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Chair Brower:

I will open the work session on A.B. 325.

ASSEMBLY BILL 325 (1st Reprint): Enacts provisions governing persons engaged in the business of a private professional guardian. (BDR 54-976)

Mr. Guinan:

Assembly Bill 325 as sponsored by Assemblyman Sprinkle and others was heard by this Committee on May 14. I will read from the work session document ([Exhibit F](#)).

Senator Harris supports an amendment proposed by Lora Myles. If the Committee approves the proposed amendment, the provisions of A.B. 325 and Senate Bill 262 will comport in drafting as appropriate.

SENATE BILL 262 (1st Reprint): Revises provisions relating to guardians.
(BDR 13-643)

Senator Harris:

I have been working with Assemblyman Sprinkle regarding adult guardianship. He has been working on the private guardian side, and I have been working on the public guardian side. We have come to realize our two bills are compatible. This proposed amendment strives to ensure that when both pieces of legislation pass, they fit together seamlessly.

SENATOR HAMMOND MOVED TO AMEND AND DO PASS AS AMENDED
A.B. 325.

SENATOR KIHUEN SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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Chair Brower:

I will open the work session on A.B. 379.

ASSEMBLY BILL 379 (1st Reprint): Revises provisions relating to commercial
tenancies. (BDR 10-126)

Mr. Guinan:

Assembly Bill 379 as sponsored by Assemblyman James Ohrenschall was heard by this Committee on May 14. I will read from the work session document (Exhibit G).

SENATOR HARRIS MOVED TO DO PASS A.B. 379.

SENATOR FORD SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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Chair Brower:

I will open the work session on A.B. 238.

ASSEMBLY BILL 238 (2nd Reprint): Makes various changes to provisions relating to a homeowners' association. (BDR 10-808)

Mr. Guinan:

Assembly Bill 238 as sponsored by Assemblywoman Victoria A. Dooling and others was heard by this Committee on May 11. I will read from the work session document ([Exhibit H](#)).

Senator Hammond:

I propose a conceptual amendment. The conceptual amendment removes all provisions in A.B. 238 that deal with the makeup of the board as those provisions are addressed in another bill.

The conceptual amendment also addresses the parking provision. I ask the Committee to look at section 1, subsection 1, paragraph (s) where the bill discusses associations posting signage stating assigned parking only and that violators will be towed. The conceptual amendment puts the 48-hour provision back in the bill, as well as subparagraphs (1) and (2).

The conceptual amendment also addresses bidding, located in section 2. The conceptual amendment holds that any association having fewer than 1,000 units is required to solicit three bids if the job exceeds 1 percent of the association's total annual budget. If the association is 1,001 units or larger, three solicited bids will be required if the job exceeds 3 percent of the association's total annual budget.

SENATOR HARRIS MOVED TO AMEND AND DO PASS AS AMENDED
A.B. 238.

SENATOR HAMMOND SECONDED THE MOTION.

THE MOTION CARRIED UNANIMOUSLY.

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Chair Brower:

I adjourn the meeting at 3:44 p.m.

RESPECTFULLY SUBMITTED:

Cassandra Grieve,
Committee Secretary

APPROVED BY:

Senator Greg Brower, Chair

DATE: _____

EXHIBIT SUMMARY				
Bill	Exhibit / # of pages		Witness / Entity	Description
	A	1		Agenda
	B	2		Attendance Roster
A.B. 51	C	2	Patrick Guinan	Work Session Document
A.B. 214	D	1	Patrick Guinan	Work Session Document
A.B. 240	E	1	Patrick Guinan	Work Session Document
A.B. 325	F	4	Patrick Guinan	Work Session Document
A.B. 379	G	1	Patrick Guinan	Work Session Document
A.B. 238	H	1	Patrick Guinan	Work Session Document