

SENATE BILL NO. 367—SENATOR SCHEIBLE

MARCH 19, 2019

Referred to Committee on Government Affairs

SUMMARY—Authorizes a tenant of certain low-income housing to keep a pet within the tenant's residence. (BDR 25-750)

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 affordable housing; authorizing a tenant of housing acquired, constructed or rehabilitated with any money from the Account for Low-Income Housing to keep a pet within the tenant's residence; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law creates the Account for Low-Income Housing in the State General Fund and prescribes the distribution and use of the money in the Account for the acquisition, construction and rehabilitation of housing for persons eligible for housing assistance. (NRS 319.500, 319.510, 319.520) This bill authorizes a tenant of housing acquired, constructed or rehabilitated with any money from the Account to keep one or more pets within the residence of the tenant in accordance with applicable laws and ordinances. This bill also provides that a tenant who keeps a pet is subject to policies relating to keeping a pet within a residence, including compliance with noise and sanitation standards, registration of the pet with the owner of the residence, restraint of the pet in common areas, timely removal of pet excrement and vaccination requirements. The provisions of this bill do not apply to service animals or service animals in training.

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

Section 1. Chapter 319 of NRS is hereby amended by adding thereto a new section to read as follows:

1. A tenant of housing acquired, constructed or rehabilitated with any money from the Account for Low-Income Housing



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1 *created by NRS 319.500 must be allowed to keep one or more pets*
2 *within the residence of a tenant in accordance with any applicable*
3 *laws and ordinances.*

4 *2. The provisions of subsection 1 do not prohibit the*
5 *enforcement of policies relating to keeping a pet within a*
6 *residence, including, without limitation:*

7 *(a) Compliance with noise and sanitation standards;*

8 *(b) Registration of the pet with the owner of the residential*
9 *housing;*

10 *(c) Restraint of the pet in common areas of the residential*
11 *housing;*

12 *(d) Timely removal of pet excrement;*

13 *(e) Vaccination requirements; and*

14 *(f) Enforcement of violations of the policy.*

15 *3. The provisions of this section do not apply to service*
16 *animals or service animals in training.*

17 *4. As used in this section:*

18 *(a) "Pet" means any domesticated bird, cat, dog or aquatic*
19 *animal or other animal kept for pleasure and not commercial use.*

20 *(b) "Service animal" has the meaning ascribed to it in*
21 *NRS 426.097.*

22 *(c) "Service animal in training" has the meaning ascribed to it*
23 *in NRS 426.099.*

24 **Sec. 2.** The provisions of this act apply to any rental
25 agreement entered into before, on or after January 1, 2020, for
26 housing that is acquired, constructed or rehabilitated with
27 money from the Account for Low-Income Housing created by
28 NRS 319.500.

29 **Sec. 3.** This act becomes effective on January 1, 2020.

