

Amendment No. CA6

Conference Committee Amendment to (BDR 55-59)
Senate Bill No. 355 Second Reprint

Proposed by: Conference Committee

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

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.

SJQ/BAW



Date: 6/5/2023

S.B. No. 355—Revises provisions relating to financial services. (BDR 55-59)



SENATE BILL NO. 355—SENATORS LANGE AND HAMMOND

MARCH 22, 2023

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to ~~{financial services}~~ commerce.
(BDR 55-59)

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 ~~{financial services}~~ commerce; prohibiting the Commissioner of Financial Institutions from requiring an applicant for a license to establish a new depository institution to identify the physical address of the proposed depository institution in the application for the license; authorizing certain persons employed by financial institutions to temporarily delay certain financial transactions involving the suspected exploitation of an older person or vulnerable person; exempting certain persons from liability for certain actions relating to the suspected exploitation of an older person or vulnerable person; authorizing ~~{the employee of a person licensed to engage in the business of lending in this State}~~ certain persons to perform certain work from a remote location under certain circumstances; setting forth various requirements concerning such work performed at a remote location; requiring a person licensed to engage in the business of lending in this State to provide notice to the Attorney General and certain other persons of certain breaches of security involving personal information; revising the circumstances under which a person is not required to accept an acknowledged power of attorney; prohibiting certain deceptive service agreements between an owner of residential property and a service provider; revising provisions governing persons who hold a permit to engage in property management; revising the method by which a collection agency must notify a medical debtor before taking any action to collect a medical debt; providing penalties; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law provides for the licensure and regulation of various types of financial institutions, including, without limitation, depository institutions, by the Commissioner of Financial Institutions. (Title 55 of NRS) Existing law requires the Commissioner, during the process for the organization and licensing of a banking corporation or company, to examine all the facts connected with the formation of the proposed banking corporation or company, including its location. (NRS 659.045) Similarly, existing law requires a person who desires to organize a savings bank to submit to the Commissioner an application that contains, among other things, the location of the proposed main office of the savings bank. (NRS 673.080)

Section 1 of this bill prohibits the Commissioner from requiring an applicant for a license to establish a new depository institution to identify in the application for the license the physical address where the main office of the proposed depository institution will be located. **Section 1** authorizes the Commissioner to require such an applicant to: (1) identify the location of the proposed main office, described in general terms, in the application; and (2) provide the physical address of the proposed main office before the depository institution commences business. **Section 2** of this bill makes a conforming change to indicate the proper placement of **section 1** in the Nevada Revised Statutes.

Existing law prohibits a person from engaging in the business of lending in this State without having first obtained a license from the Commissioner for each office or other place of business in which the person engages in the business of lending. (NRS 675.060) **Section 5** of this bill authorizes an employee of a licensee to engage in the business of lending in this State at a remote location if authorized by the licensee. **Section 5** requires a licensee: (1) to enter into a written agreement with an employee before authorizing the employee to work at a remote location; and (2) to ensure that the employee and the remote location meet certain requirements. **Section 6** of this bill requires a licensee who authorizes an employee to engage in the business of lending in this State at a remote location to develop and adhere to a written data security policy meeting certain requirements. **Section 7** of this bill sets forth certain prohibited acts with respect to an employee who engages in the business of lending in this State at a remote location. **Section 8** of this bill requires a licensee who authorizes any employee to engage in the business of lending in this State at a remote location to conduct an annual review and evaluation of the operations of the licensee which are conducted by employees working at remote locations. **Section 11** of this bill defines words and terms for the purposes of this bill. **Sections 12-16** of this bill make certain changes to provisions governing the licensing of persons engaged in the business of lending to account for the provisions of **sections 5-8** which authorize an employee of a licensee to engage in the business of lending in this State at a remote location.

Existing law requires a data collector that owns, licenses or maintains computerized data which includes personal information to, after discovery or notification of a breach of security in which personal information maintained by the data collector was, or is reasonably believed to have been, acquired by an unauthorized person, notify each affected resident of this State and certain other persons. (NRS 603A.220) **Section 17** of this bill exempts a person licensed to engage in the business of lending in this State from those requirements. **Section 9** of this bill instead sets forth similar provisions which require a licensee, after discovery or notification of a breach of security in which personal information maintained by the licensee was, or is reasonably believed to have been, acquired by an unauthorized person, to notify each affected resident if the breach is reasonably likely to subject the resident to a risk of harm and certain other conditions are met. **Section 9** sets forth certain requirements for such a notification. **Section 10** of this bill requires a licensee who is required to notify more than 500 residents of this State pursuant to **section 9** as the result of a single breach also to notify the Attorney General.

Existing law requires certain financial institutions to designate a person to whom an officer or employee of the financial institution must report known or suspected exploitation of an older person or vulnerable person. (NRS 657.290) **Section 3** of this bill authorizes a designated reporter to delay a requested disbursement or transaction involving an older person or vulnerable person if the designated reporter knows or has reasonable cause to believe that the older person or vulnerable person has been exploited. **Section 3** sets forth procedures and requirements for the imposition of such a delay. Additionally, **section 3** provides that a financial institution and its officers, employees and designated reporters are immune from

criminal, civil and administrative liability for: (1) making a report concerning the known or suspected exploitation of an older person or vulnerable person; (2) delaying a requested disbursement or transaction involving such exploitation pursuant to **section 3**; and (3) taking certain other actions relating to known or suspected exploitation of an older person or vulnerable person.

Under existing law, a person who refuses to accept an acknowledged power of attorney, with certain exceptions, is subject to: (1) a court order mandating acceptance of the power of attorney; and (2) liability for reasonable attorney's fees and costs incurred in any action or proceeding that confirms the validity of the power of attorney or mandates acceptance of the power of attorney. (NRS 162A.370) **Section 16.5** of this bill provides that a designated reporter who delays a requested disbursement or transaction pursuant to **section 3** or certain other persons who make a report concerning the exploitation of an older person or vulnerable person are not required to accept an acknowledged power of attorney under certain circumstances.

Section 16.3 of this bill prohibits a service provider from entering into or recording a service agreement with an owner of residential property that provides for the performance of the agreement more than 1 year from the date of the execution of the agreement if the service agreement: (1) purports to run with the land or bind future owners; (2) allows for the assignment of the right to provide service without requiring notice to and the agreement of the owner; or (3) purports to create a security interest in residential property. Section 16.3 provides that such a service agreement is void and unenforceable. Section 16.3 also: (1) provides that a county recorder may refuse to record such an agreement; (2) provides that any person who attempts to record such an agreement is guilty of a misdemeanor; and (3) authorizes a person with an interest in residential property subject to such a service agreement to bring a civil action. Additionally, section 16.3 requires a service provider that has entered into a service agreement on or before the passage and approval of this bill to record a notice of the service agreement with the county recorder of the county in which the real property that is subject to the service agreement is located. Finally, section 16.3 provides that a service provider who enters into or records a service agreement prohibited by section 16.3 is engaged in a deceptive trade practice.

Existing law authorizes a person licensed as a real estate broker, real estate broker-salesperson or real estate salesperson to apply to the Real Estate Division of the Department of Business and Industry for a permit to engage in property management. (NRS 645.6052) A real estate broker who holds a permit to engage in property management is prohibited from acting as a property manager unless the broker has first obtained a property management agreement signed by the broker and the client for whom the broker will manage the property. (NRS 645.6056) Section 18 of this bill sets forth certain duties of a person who acts as a property manager when entering into a property management agreement and performing his or her duties pursuant to such agreement. Section 22 of this bill prohibits a property manager from waiving any of those duties. Section 23 of this bill authorizes a person who has suffered damages as the proximate result of a property manager's failure to perform any of those duties to bring an action against the property manager.

Section 19 of this bill revises the definition of the term "agency" to include a relationship arising out of a property management agreement. Section 20 of this bill requires the Division to prepare and distribute certain forms to property managers.

Existing law provides that if a real estate broker assigns different licensees affiliated with his or her brokerage to separate parties to a real estate transaction, the licensees are not required to obtain the written consent of each party to the transaction. (NRS 645.252, 645.253) Section 21 of this bill provides that property managers affiliated with a brokerage who are assigned to separate parties to a property management agreement are also not required to obtain such written consent.

Existing law requires an applicant for a license as a mortgage company to state in the application: (1) for an applicant who is not a wholesale lender, the location of each principal office and branch office at which the mortgage company will conduct business in this State; and (2) the location of any principal office, office or other place of business located outside this State from which the mortgage company will conduct business in

this State. Existing law also requires a mortgage company that will conduct business at one or more branch offices to apply for a license for each branch office. (NRS 645B.020)

Section 24 of this bill authorizes an employee of a mortgage company, including, without limitation, a mortgage loan originator employed by or associated with the mortgage company, to conduct the business of the mortgage company at a remote location if authorized by the mortgage company. Section 24 defines "remote location" to mean, in general, any location, including the residence of an employee, that is not a location for which a license as a mortgage company has been issued. Section 24 sets forth certain requirements for a mortgage company to authorize an employee to conduct the business of the mortgage company at a remote location. Additionally, section 24 prohibits: (1) an employee from interacting with a customer in person at the residence of the employee; and (2) the maintenance of physical records at a remote location. Finally, section 24 requires: (1) a mortgage company to maintain certain records relating to business conducted at a remote location at its principal office or a branch office; and (2) the Commissioner of Mortgage Lending to adopt regulations governing the conducting of the business of a mortgage company at a remote location.

Existing law requires each mortgage company to keep and maintain at each location where the mortgage company conducts business in this State records of all mortgage transactions made by the mortgage company at that location. (NRS 645B.080) Section 25 of this bill exempts a remote location from that requirement and instead requires a mortgage company to keep and maintain records of all mortgage transactions made by an employee at a remote location in accordance with the requirements established by the Commissioner of Mortgage Lending by regulation.

Existing law requires a collection agency, not less than 60 days before taking any action to collect a medical debt, to send by registered or certified mail to the medical debtor written notification setting forth certain information. (NRS 649.366) Section 26 of this bill removes the requirement that the written notification be sent by mail that is registered or certified.

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

Section 1. Chapter 657 of NRS is hereby amended by adding thereto a new section to read as follows:

1. The Commissioner shall not require an applicant for a license to establish a new depository institution to identify in the application for the license the physical address where the main office of the proposed depository institution will be located.

2. The Commissioner may require an applicant for a license to establish a new depository institution to:

(a) Identify in the application for the license the location, described in general terms, where the main office of the proposed depository institution will be located; and

(b) Provide to the Commissioner the physical address of the main office of the proposed depository institution before the depository institution commences business.

Sec. 2. NRS 657.150 is hereby amended to read as follows:

657.150 As used in NRS 657.150 to 657.290, inclusive, *and section 1 of this act*, unless the context otherwise requires, the words and terms defined in NRS 657.160 and 657.170 have the meanings ascribed to them in those sections.

Sec. 3. NRS 657.290 is hereby amended to read as follows:

657.290 1. Each financial institution shall designate a person or persons to whom an officer or employee of the financial institution must report known or suspected exploitation of an older person or vulnerable person.

2. If an officer or employee reports known or suspected exploitation of an older person or vulnerable person to a designated reporter and, based on such a report or based on his or her own observations or knowledge, the designated reporter knows or has reasonable cause to believe that an older person or vulnerable person has been exploited, the designated reporter : ~~{shall:}~~

(a) Except as otherwise provided in subsection 3, ~~shall~~ report the known or suspected exploitation of the older person or vulnerable person to:

(1) The local office of the Aging and Disability Services Division of the Department of Health and Human Services;

(2) A police department or sheriff's office;

(3) The county's office for protective services, if one exists in the county where the suspected action occurred; or

(4) A toll-free telephone service designated by the Aging and Disability Services Division of the Department of Health and Human Services; ~~{and}~~

(b) ~~{Make}~~ *Shall make* such a report as soon as reasonably practicable ~~{:}~~; *and*

(c) *May temporarily delay a requested disbursement from, or a requested transaction involving, an account of an older person or vulnerable person or an account to which an older person or vulnerable person is a beneficiary if the designated reporter:*

(1) Not later than 2 business days after the date on which the requested disbursement or transaction is delayed;

(I) Provides written notification of the delay and the reason for the delay to all parties authorized to transact business on the account, except a party who is reasonably believed to have engaged in the suspected exploitation; and

(II) Notifies the local office of the Aging and Disability Services Division of the Department of Health and Human Services and a local law enforcement agency of the delay; and

(2) Notifies the local office of the Aging and Disability Services Division of the Department of Health and Human Services and the appropriate local law enforcement agency of any new information that is relevant to the delay within a reasonable time after becoming aware of the information.

3. If the designated reporter knows or has reasonable cause to believe that the exploitation of the older person or vulnerable person involves an act or omission of the Aging and Disability Services Division, another division of the Department of Health and Human Services or a law enforcement agency, the designated reporter shall make the report to an agency other than the one alleged to have committed the act or omission.

4. In accordance with the provisions of subsection 3 of NRS 239A.070, in making a report pursuant to this section, a designated reporter may:

(a) Disclose any facts or information that form the basis of the determination that the designated reporter knows or has reasonable cause to believe that an older person or vulnerable person has been exploited, including, without limitation, the identity of any person believed to be involved in the exploitation of the older person or vulnerable person; and

(b) Provide any financial records or other documentation relating to the exploitation of the older person or vulnerable person.

5. ~~{An officer, employee}~~ *A financial institution and any of its officers, employees* and ~~{the}~~ designated ~~{reporter}~~ *reporters* are ~~{entitled to the immunity}~~

1 *immune from civil, criminal and administrative liability ~~[set forth in NRS~~*
2 *~~200.5096 for making a report in good faith.] arising from:~~*

3 *(a) Making a report in good faith pursuant to this section;*

4 *(b) Delaying a requested disbursement or transaction involving the known or*
5 *suspected exploitation of an older person or vulnerable person pursuant to this*
6 *section; or*

7 *(c) Taking any reasonable action which is:*

8 *(1) Performed in furtherance of a duty or authorization created by*
9 *subsection 2, 3 or 4; and*

10 *(2) Based upon a reasonable belief that an older person or vulnerable*
11 *person has been exploited.*

12 *6. Except as otherwise provided in this subsection and subsections 7 and 8,*
13 *a delay in a requested disbursement or transaction authorized by paragraph (c) of*
14 *subsection 2 expires 15 business days after the date on which the requested*
15 *disbursement or transaction was delayed. If the local office of the Aging and*
16 *Disability Services Division of the Department of Health and Human Services or*
17 *a local law enforcement agency requests in writing that the designated reporter*
18 *extend the delay, the delay expires upon the earlier of:*

19 *(a) Twenty-five business days after the date on which the requested*
20 *disbursement or transaction was delayed; or*

21 *(b) Upon the written request of the local office of the Aging and Disability*
22 *Services Division of the Department of Health and Human Services or the local*
23 *law enforcement agency that requested the extension of the delay or upon the*
24 *order of a court of competent jurisdiction.*

25 *7. A delay in a requested disbursement or transaction authorized by*
26 *paragraph (c) of subsection 2 may expire before the period set forth in subsection*
27 *6 and the designated reporter may proceed with the requested disbursement or*
28 *transaction if the designated reporter reasonably believes that the requested*
29 *disbursement or transaction will not result in exploitation of the older person or*
30 *vulnerable person.*

31 *8. A court of competent jurisdiction may issue an order extending a delay of*
32 *a requested disbursement or transaction authorized by paragraph (c) of*
33 *subsection 2 based on the petition of the local office of the Aging and Disability*
34 *Services Division of the Department of Health and Human Services, a local law*
35 *enforcement agency or any other interested party.*

36 *9. When determining whether an older person or vulnerable person has*
37 *been exploited, a designated reporter may consider any of the following*
38 *circumstances, if applicable and without limitation:*

39 *(a) A requested disbursement from, or a requested transaction involving, an*
40 *account of an older person or vulnerable person or an account to which an older*
41 *person or vulnerable person is a beneficiary that the older person or vulnerable*
42 *person cannot explain;*

43 *(b) A request to close a certificate of deposit of an older person or vulnerable*
44 *person that is made:*

45 *(1) Before the date of maturity of the certificate of deposit; and*

46 *(2) With apparent disregard for any penalty associated with closing the*
47 *certificate of deposit before the date of maturity of the certificate of deposit;*

48 *(c) A check written by an older person or vulnerable person under suspicious*
49 *circumstances;*

50 *(d) An uncharacteristic attempt by an older person or vulnerable person to*
51 *initiate a wire transfer of a significant sum of money;*

1 (e) *A suspicious signature on documentation relating to an account of an*
2 *older person or vulnerable person;*

3 (f) *A suspicious alteration to a:*

4 (1) *Trust to which an older person or vulnerable person is a beneficiary;*
5 *or*

6 (2) *Will or trust for which an older person or vulnerable person is a*
7 *testator or trustee;*

8 (g) *A suspicious alteration in a power of attorney relating to an older person*
9 *or a vulnerable person; and*

10 (h) *A person attempting to initiate a financial transaction on behalf of an*
11 *older person or vulnerable person without proper documentation.*

12 **Sec. 4.** Chapter 675 of NRS is hereby amended by adding thereto the
13 provisions set forth as sections 5 to 10, inclusive, of this act.

14 **Sec. 5. 1.** *An employee of a licensee may engage in the business of*
15 *lending in this State at a remote location in accordance with sections 5 to 8,*
16 *inclusive, of this act if authorized by the licensee.*

17 2. *Before authorizing an employee to engage in the business of lending in*
18 *this State at a remote location, a licensee must enter into a written agreement*
19 *with the employee that is signed by the employee in which the employee:*

20 (a) *Agrees to:*

21 (1) *Maintain the confidentiality of data concerning borrowers and*
22 *potential borrowers while working at the remote location;*

23 (2) *Maintain all data of the licensee electronically while working at the*
24 *remote location;*

25 (3) *Read and comply with the data security policy adopted by the licensee*
26 *pursuant to section 6 of this act; and*

27 (4) *Keep any equipment provided to the employee by the licensee for use*
28 *at the remote location safe and secure in the manner prescribed by the licensee;*

29 (b) *Agrees not to:*

30 (1) *Print or otherwise reproduce physical documents containing any data*
31 *of the licensee at the remote location;*

32 (2) *Except as authorized by section 7 of this act, disclose to a borrower or*
33 *potential borrower that the employee is working at a remote location;*

34 (3) *Convey to a borrower or potential borrower that the remote location*
35 *at which the licensee is working is the place of business of the licensee; and*

36 (4) *Conduct any interactions with a borrower or potential borrower in*
37 *person at the remote location.*

38 3. *A licensee shall not authorize an employee to engage in the business of*
39 *lending in this State at a remote location unless the remote location:*

40 (a) *Is located in the United States;*

41 (b) *Is secure and sufficiently closed off from the public to enable the*
42 *employee to maintain the confidentiality of borrowers and potential borrowers;*
43 *and*

44 (c) *Contains all the equipment necessary for the employee to perform his or*
45 *her work for the licensee, which must:*

46 (1) *Be sufficiently connected to the systems used by the licensee,*
47 *including, without limitation, telephone systems, computerized data systems and*
48 *other computer systems, to allow the licensee to monitor and oversee the work of*
49 *the employee as though the employee were performing the same work at the place*
50 *of business of the licensee; and*

1 (2) *Require the employee to enter unique credentials, passwords or*
2 *similar information to access the computerized data system of the licensee and*
3 *other computer systems used by the licensee to conduct business.*

4 4. *A licensee shall ensure that each employee of the licensee who engages*
5 *in the business of lending at a remote location:*

6 (a) *Before beginning work at a remote location, completes a training*
7 *program at the place of business of the licensee that includes, without limitation,*
8 *instruction on privacy, confidentiality, monitoring and security in the context of*
9 *remote work and compliance with applicable laws and the policies of the licensee;*

10 (b) *Receives the same level of communication, management, oversight and*
11 *monitoring he or she would receive while working at the place of business of the*
12 *licensee; and*

13 (c) *Complies with the provisions of this chapter and the regulations adopted*
14 *pursuant thereto.*

15 5. *As used in this section, "place of business" means an office or place of*
16 *business for which a license has been issued pursuant to this chapter.*

17 **Sec. 6.** *A licensee who authorizes any employee to engage in the business*
18 *of lending in this State at a remote location shall develop and adhere to a written*
19 *data security policy. The data security policy must set forth procedures and*
20 *requirements to ensure that:*

21 1. *Data of the licensee that is stored at or accessible from a remote location*
22 *is protected against unauthorized or accidental disclosure, access, use,*
23 *modification, duplication or destruction;*

24 2. *An employee working at a remote location is able to access the*
25 *computerized data system of the licensee and other computer systems of the*
26 *licensee only through the use of a virtual private network or other system that:*

27 (a) *Requires the use of a username and password, frequent password*
28 *changes, multifactor authentication, a system that automatically prevents a*
29 *person from accessing an account upon the failure of the person to enter the*
30 *appropriate credentials after a set number of attempts or any combination*
31 *thereof; and*

32 (b) *Uses data encryption;*

33 3. *Any updates or repairs necessary to keep data and equipment secure are*
34 *installed or implemented immediately;*

35 4. *All data of the licensee is stored in a safe and secure manner and the*
36 *computerized data system of the licensee is capable of being modified to*
37 *accommodate the storage of data necessary for an employee working at a remote*
38 *location to perform his or her work;*

39 5. *Each remote location at which an employee works contains computers or*
40 *other electronic devices which make use of reasonable security measures, such as*
41 *antivirus software and firewalls;*

42 6. *The computerized data system of the licensee and other computer systems*
43 *of the licensee may only be accessed through computers or other electronic*
44 *devices which:*

45 (a) *Are issued by the licensee; and*

46 (b) *May only be used by an employee while performing activities approved by*
47 *the licensee;*

48 7. *An internal or external risk assessment is performed annually on the*
49 *protection of the data of the licensee from reasonably foreseeable internal or*
50 *external risks;*

1 8. After the performance of a risk assessment pursuant to subsection 7, the
2 data security policy is updated to correct any deficiencies identified in the risk
3 assessment;

4 9. The licensee has procedures in place which establish the actions that
5 must be taken upon the:

6 (a) Discovery of a breach of the security of the computerized data system,
7 including, without limitation, any actions that must be taken concerning the
8 disclosure of the breach as required by section 9 of this act or other applicable
9 law; and

10 (b) Occurrence of an emergency, including, without limitation, a fire or
11 natural disaster, that has the potential to impact the storage of or access to data
12 of the licensee;

13 10. The data of the licensee is disposed of in a timely and secure manner as
14 required by applicable law and contractual requirements; and

15 11. The licensee is able, without the licensee or an agent of the licensee
16 being physically present at a remote location, to disconnect any computer or
17 device provided to an employee at a remote location from the computerized data
18 system of the licensee or other computer systems of the licensee and disable and
19 erase any data from such a computer or device upon termination of the
20 employee's employment with the licensee.

21 Sec. 7. 1. An employee who engages in the business of lending in this
22 State at a remote location shall not print or store physical records containing any
23 data of the licensee at the remote location.

24 2. Except as otherwise provided in subsection 3, an employee who engages
25 in the business of lending in this State at a remote location or the licensee who
26 employs such an employee shall not represent in any manner to a borrower,
27 potential borrower or any other person that the employee is working at a remote
28 location, including, without limitation, by:

29 (a) Advertising in any form the address of the remote location where the
30 employee works or a personal telephone number or facsimile number associated
31 with the remote location;

32 (b) Meeting a borrower or potential borrower at, or inviting a borrower or
33 potential borrower to, the remote location; or

34 (c) Directly or indirectly suggesting or holding out in any manner that the
35 address of the remote location is the address of the place of business of the
36 licensee, including, without limitation, by receiving mail intended for the licensee
37 at the remote location or storing physical records of the licensee at the remote
38 location.

39 3. An employee may respond to an inquiry concerning his or her location
40 by stating that he or she is working remotely or working at a remote location.

41 4. As used in this section, "place of business" has the meaning ascribed to it
42 in section 5 of this act.

43 Sec. 8. A licensee who authorizes any employee to engage in the business
44 of lending in this State at a remote location shall, at least once each year, conduct
45 a review and evaluation of the operations of the licensee which are conducted by
46 employees working at remote locations to determine whether such operations
47 comply with the provisions of sections 5 to 8, inclusive, of this act. The
48 Commissioner may require a licensee to conduct such a review and evaluation at
49 such other times as the Commissioner deems necessary.

50 Sec. 9. 1. If a licensee that owns or licenses computerized data that
51 includes personal information discovers or is notified of a breach of the security
52 of the computerized data system of the licensee, the licensee shall notify any

1 *resident of this State whose personal information was, or is reasonably believed*
2 *to have been, acquired by an unauthorized person if:*

3 *(a) The breach is reasonably likely to subject the resident to a risk of harm;*
4 *and*

5 *(b) Either:*

6 *(1) The personal information acquired or believed to have been acquired*
7 *was not encrypted; or*

8 *(2) The breach resulted in, or is reasonably believed to have resulted in,*
9 *an unauthorized person acquiring an encryption key or other means of*
10 *converting encrypted personal information acquired by the person into an*
11 *unencrypted or otherwise intelligible form.*

12 *2. Except as otherwise provided in this subsection and subsection 4, the*
13 *notification required by subsection 1 must be made in the most expedient time*
14 *possible and not more than 30 days after the date on which the licensee*
15 *discovered or was notified of the breach. A licensee may delay providing the*
16 *notification beyond the period required by this subsection, as authorized by*
17 *subsection 4 or if the delay is caused by any measures necessary to determine the*
18 *scope of the breach and restore the reasonable integrity of the computerized data*
19 *system of the licensee.*

20 *3. Except as otherwise provided in subsection 4, a licensee that maintains*
21 *data which includes personal information that the licensee does not own shall*
22 *notify the owner of the information of any breach of the security of the*
23 *computerized data system of the licensee immediately following discovery if the*
24 *personal information was, or is reasonably believed to have been, acquired by an*
25 *unauthorized person.*

26 *4. A notification required by this section may be delayed if a law*
27 *enforcement agency determines that the notification will impede a criminal*
28 *investigation. The notification must be made after the law enforcement agency*
29 *determines that the notification will not impede a criminal investigation.*

30 *5. Except as otherwise provided in subsections 6 and 8, a notification*
31 *required by this section may be provided by any of the following methods:*

32 *(a) Written notification.*

33 *(b) Electronic notification, if the notification provided is consistent with the*
34 *provisions of the Electronic Signatures in Global and National Commerce Act, 15*
35 *U.S.C. §§ 7001 et seq.*

36 *(c) Substitute notification, if the licensee demonstrates that the cost of*
37 *providing notification would exceed \$250,000, the affected class of subject*
38 *persons to be notified exceeds 500,000 or the licensee does not have sufficient*
39 *contact information. Substitute notification must consist of all the following:*

40 *(1) Notification by electronic mail when the licensee has electronic mail*
41 *addresses for the subject persons.*

42 *(2) Conspicuous posting of the notification on the Internet website of the*
43 *licensee, if the licensee maintains an Internet website.*

44 *(3) Notification to major statewide media.*

45 *6. If a breach involves a username, password or other login credentials to*
46 *an electronic mail account furnished by the licensee, the licensee shall not*
47 *provide the notification required pursuant to this section to that electronic mail*
48 *account.*

49 *7. A notification provided by a licensee pursuant to this section must be*
50 *written in plain language and contain, at a minimum, the following information:*

51 *(a) The name and contact information of the licensee;*

1 (b) A list of the types of personal information that were or are reasonably
2 believed to have been subject to the breach;

3 (c) The period of time, if known, in which personal information was
4 potentially subject to acquisition by unauthorized persons as a result of the
5 breach, including, without limitation, the date of the breach and the date upon
6 which the licensee discovered or was notified of the breach;

7 (d) The toll-free telephone numbers and addresses of the major credit
8 reporting agencies; and

9 (e) If the breach involved personal information that includes a username,
10 password or other login credentials to an online account, an advisement to the
11 person whose personal information was, or is reasonably believed to have been,
12 acquired by an unauthorized person to promptly change any relevant passwords
13 or security questions or answers associated with the online account and to take
14 any other appropriate steps to protect the online account and any other online
15 account for which the person uses any of the same information to access.

16 8. A licensee who maintains his or her own notification procedures as part
17 of a data security policy for the treatment of personal information that are
18 otherwise consistent with the timing requirements of this section shall be deemed
19 to be in compliance with the notification requirements of this section if the
20 licensee notifies subject persons in accordance with its policies and procedures in
21 the event of a breach of the security of the computerized data system of the
22 licensee.

23 **Sec. 10. 1.** A licensee who is required to notify more than 500 residents of
24 this State pursuant to section 9 of this act as the result of a single breach shall
25 notify the Attorney General of the breach not more than 30 days after the date on
26 which the licensee discovered or was notified of the breach. The notification must
27 include, without limitation:

28 (a) The number of residents of this State affected or estimated to be affected
29 by the breach.

30 (b) A list of the types of personal information that were or are reasonably
31 believed to have been subject to the breach.

32 (c) The period of time, if known, in which personal information was
33 potentially subject to acquisition by unauthorized persons as a result of the
34 breach, including, without limitation, the date of the breach and the date upon
35 which the licensee discovered or was notified of the breach.

36 (d) A summary of the actions taken to contain the breach.

37 (e) A sample copy of the notification the licensee provided to persons affected
38 or reasonably believed to be affected by the breach which excludes any personally
39 identifiable information.

40 2. If any of the information described in subsection 1 is unavailable to a
41 licensee at the time the licensee submits the notification to the Attorney General,
42 the licensee shall promptly provide the information to the Attorney General after
43 the information becomes available to the licensee.

44 **Sec. 11.** NRS 675.020 is hereby amended to read as follows:

45 675.020 As used in this chapter, unless the context otherwise requires:

46 1. "Amount of cash advance" means the amount of cash or its equivalent
47 actually received by a borrower or paid out at his or her direction or on his or her
48 behalf.

49 2. "Amount of loan obligation" means the amount of cash advance plus the
50 aggregate of charges added thereto pursuant to authority of this chapter.

51 3. "Breach of the security of the computerized data system" or "breach"
52 means the unauthorized acquisition of computerized data from the computerized

data system of the licensee that compromises the security, confidentiality or integrity of personal information maintained by the licensee. The term does not include the good faith acquisition of personal information by an employee or agent of a licensee for a legitimate purpose of the licensee, so long as the personal information is not used for a purpose unrelated to the licensee or subject to further authorized disclosure.

4. "Business of lending in this State" means that a person:

(a) Solicits loans in this State or makes loans to persons in this State, unless these are isolated, incidental or occasional transactions; or

(b) Is located in this State and solicits loans outside of this State or makes loans to persons located outside of this State, unless these are isolated, incidental or occasional transactions.

5. "Commissioner" means the Commissioner of Financial Institutions.

~~14-1~~ *6. "Community" means a contiguous area of the same economic unit or metropolitan area as determined by the Commissioner, and may include all or part of a city or several towns or cities.*

~~15-1~~ *7. "Computerized data system" means a system of software, hardware or firmware, including, without limitation, a system of web-based applications, that:*

(a) Is owned, leased or licensed by a licensee;

(b) Is located at the place of business of the licensee or hosted remotely; and

(c) Stores or provides access to personal information, financial information or other data related to borrowers or potential borrowers.

8. "Consumer credit" has the meaning ascribed to it in NRS 604A.036.

~~16-1~~ *9. "Covered service member" has the meaning ascribed to it in NRS 604A.038.*

~~17-1~~ *10. "Dependent" has the meaning ascribed to it in NRS 604A.057.*

~~18-1~~ *11. "Internet business lender" means a person who makes business loans exclusively through the Internet.*

~~19-1~~ *12. "License" means a license, issued under the authority of this chapter, to make loans in accordance with the provisions of this chapter, at a single place of business.*

~~20-1~~ *13. "Licensee" means a person to whom one or more licenses have been issued.*

~~21-1~~ *14. "Nationwide Multistate Licensing System and Registry" or "Registry" has the meaning ascribed to it in NRS 604A.083.*

15. "Personal information" has the meaning ascribed to it in NRS 603A.040.

16. "Remote location" means a location other than an office or place of business for which a license has been issued pursuant to this chapter and at which the employee of a licensee engages in the business of lending in this State pursuant to sections 5 to 8, inclusive, of this act.

Sec. 12. NRS 675.060 is hereby amended to read as follows:

675.060 ~~11-1~~ No person may engage in the business of lending in this State without first having obtained a license from the Commissioner pursuant to this chapter for each office or other place of business at which the person engages in such business, except that ~~11-1~~:

1. If a person intends to engage in the business of lending in this State as a deferred deposit loan service, high-interest loan service or title loan service, as those terms are defined in chapter 604A of NRS, the person must obtain a license from the Commissioner pursuant to chapter 604A of NRS before the person may engage in any such business.

2. ~~[For the purpose of this section, a person engages in the business of lending in this State if he or she:~~

~~— (a) Solicits loans in this State or makes loans to persons in this State, unless these are isolated, incidental or occasional transactions; or~~

~~— (b) Is located in this State and solicits loans outside of this State or makes loans to persons located outside of this State, unless these are isolated, incidental or occasional transactions.]~~ *An employee of a licensee may engage in the business of lending in this State at a remote location in accordance with sections 5 to 8, inclusive, of this act.*

Sec. 13. NRS 675.120 is hereby amended to read as follows:

675.120 If the Commissioner finds:

1. That the financial responsibility, experience, character and general fitness of the applicant are such as to command the confidence of the public and to warrant belief that the business will be operated lawfully, honestly, fairly and efficiently, within the purposes of this chapter; and

2. That the applicant, unless he or she will function solely as a loan broker, has available for the operation of the business at the specified location *identified in the application* liquid assets of at least \$50,000,
he or she shall thereupon enter an order granting the application, and file his or her findings of fact together with the transcript of any hearing held under this chapter, and forthwith issue and deliver a license to the applicant.

Sec. 14. NRS 675.130 is hereby amended to read as follows:

675.130 Each license shall:

1. State the address at which the business is to be conducted ~~[]~~, *not including any remote location*; and

2. State fully the name of the licensee, and if the licensee is a copartnership or association, the names of its members, and if a corporation, the date and place of its incorporation.

Sec. 15. NRS 675.210 is hereby amended to read as follows:

675.210 Not more than one place of business may be maintained under the same license. The Commissioner may issue additional licenses to the same licensee for other business locations upon compliance with all the provisions of this chapter governing issuance of a single license. Nothing herein requires a license for ~~[any]~~:

1. Any place of business devoted to accounting, recordkeeping or administrative purposes only [] ; or

2. A remote location.

Sec. 16. NRS 675.240 is hereby amended to read as follows:

675.240 No licensee shall conduct the business of making loans provided for by this chapter under any name or at any place other than that stated in the license. Nothing herein shall prevent ~~[the]~~:

1. The making of loans by mail nor prohibit accommodations to individual borrowers when necessitated by hours of employment, sickness or other emergency situations [] ; or

2. A licensee from authorizing an employee to engage in the business of lending in this State at a remote location in accordance with sections 5 to 8, inclusive, of this act.

Sec. 16.3. Chapter 111 of NRS is hereby amended by adding thereto a new section to read as follows:

1. A service provider shall not enter into or record a service agreement with an owner of residential property that provides for performance of the service agreement more than 1 year from the date of execution of the service agreement if the service agreement:

(a) Purports to run with the land or bind future owners of interests in the residential property;

(b) Allows for the assignment of the right to provide service without requiring notice to and agreement of the owner of the residential property; or

(c) Purports to create a security interest in the residential property, including, without limitation, a lien or encumbrance.

2. The provisions of this section do not apply to:

(a) A home warranty or similar product that covers the cost of maintenance of a major housing system, including, without limitation, a plumbing or electrical system, for a set period of time;

(b) An insurance contract;

(c) An option to purchase or right of refusal;

(d) A maintenance or repair agreement entered into by a homeowners' association in a common interest community;

(e) A mechanic's lien;

(f) A mortgage loan or a commitment to make or receive a mortgage loan;

(g) A security agreement relating to the sale or rental of personal property or fixtures;

(h) Any utility service provided by a public utility, including, without limitation, water, sewer, electrical, telephone or cable; or

(i) A declaration created in the formation of a common-interest community or an amendment thereto.

3. A service agreement prohibited pursuant to this section that is recorded on or after the effective date of this act is void and unenforceable. A county recorder may refuse to record any written instrument that contains a service agreement that is prohibited pursuant to this section. A person who submits a written instrument for recordation to the county recorder that contains such a service agreement is guilty of a misdemeanor.

4. The recording of a service agreement prohibited pursuant to this section does not provide actual or constructive notice to a bona fide purchaser or creditor of residential property.

5. A violation of subsection 1 constitutes a deceptive trade practice for the purposes of NRS 598.0903 to 598.0999, inclusive. Any person with an interest in a residential property for which a service agreement prohibited pursuant to this section is recorded may bring a civil action in any court of competent jurisdiction for such a violation. If a person brings such an action, the court may award the person:

(a) Any equitable relief that the court deems appropriate;

(b) Actual damages; and

(c) Actual costs and attorney's fees.

6. On or before July 31, 2023, a service provider that has entered into a service agreement on or before the effective date of this act shall record a notice of service agreement with the county recorder of the county in which the real property that is the subject of the service agreement is located, which must include, without limitation:

(a) The title "Notice of Service Agreement" in not less than 14-point boldface type;

(b) A legal description of the real property;

(c) The amount of the fee provided in the service agreement or the method by which the fee must be calculated;

(d) The date or circumstances under which the obligation set forth in the service agreement expires;

(e) The name, address and telephone number of the service provider; and

(f) If the service provider is:

(1) A natural person, the notarized signature of the service provider; or

(2) A business entity, the notarized signature of an authorized officer or employee of the business entity.

7. If a service provider fails to record the notice required pursuant to subsection 6 on or before July 31, 2023, the service agreement is hereby declared void and unenforceable and any interest in the real property that is subject to the service agreement may be conveyed free and clear of the service agreement.

8. As used in this section:

(a) "Residential property" means any land in this State which is primarily used for personal, family or household purposes to which is affixed not less than one nor more than four dwelling units.

(b) "Service agreement" means a contract under which a person agrees to provide services in connection with the maintenance, purchase or sale of residential property.

(c) "Service provider" means a person who provides services to another party.

Sec. 16.5. NRS 162A.370 is hereby amended to read as follows:

162A.370 1. Except as otherwise provided in subsection 2:

(a) A person shall either accept an acknowledged power of attorney, or request a certification, a translation or an opinion of counsel pursuant to NRS 162A.360, not later than 10 business days after presentation of the power of attorney for acceptance;

(b) If a person requests a certification, a translation or an opinion of counsel pursuant to NRS 162A.360, the person shall accept the power of attorney not later than 5 business days after receipt of the certification, translation or opinion of counsel; and

(c) A person may not require an additional or different form of power of attorney for authority granted in the power of attorney presented.

2. A person is not required to accept an acknowledged power of attorney if:

(a) The person is not otherwise required to engage in a transaction with the principal in the same circumstances;

(b) Engaging in a transaction with the agent or the principal in the same circumstances would be inconsistent with federal law;

(c) The person has actual knowledge of the termination of the agent's authority or of the power of attorney before exercise of the power;

(d) A request for a certification, a translation or an opinion of counsel pursuant to NRS 162A.360 is refused;

(e) The person in good faith believes that the power is not valid or that the agent does not have the authority to perform the act requested, whether or not a certification, a translation or an opinion of counsel has been requested or provided pursuant to NRS 162A.360; ~~or~~

(f) The person makes, or has actual knowledge that another person has made, a report pursuant to NRS 200.5093 stating a good faith belief that the principal may be subject to abuse, neglect, exploitation, isolation or abandonment by the agent or a person acting for or with the agent ~~or~~; **or**

(g) The person:

(1) Makes, or has actual knowledge that another person has made, a report pursuant to NRS 657.290 of the known or suspected exploitation by the agent, or a person acting for or with the agent, of the principal who is an older person or vulnerable person; or

1 (2) *Is a designated reporter of a financial institution who, pursuant to*
2 *NRS 657.290, delays a requested disbursement or transaction involving a*
3 *principal who is an older person or vulnerable person whom the designated*
4 *reporter knows or has reasonable cause to believe is being exploited.*

5 3. A person that refuses in violation of this section to accept an acknowledged
6 power of attorney is subject to:

7 (a) A court order mandating acceptance of the power of attorney; and

8 (b) Liability for reasonable attorney's fees and costs incurred in any action or
9 proceeding that confirms the validity of the power of attorney or mandates
10 acceptance of the power of attorney.

11 4. *As used in this section:*

12 (a) *"Designated reporter" has the meaning ascribed to it in NRS 657.230.*

13 (b) *"Older person" has the meaning ascribed to it in NRS 657.250.*

14 (c) *"Vulnerable person" has the meaning ascribed to it in NRS 657.270.*

15 **Sec. 17.** NRS 603A.220 is hereby amended to read as follows:

16 603A.220 1. ~~[Any]~~ *Except as otherwise provided in subsection 7, a* data
17 collector that owns or licenses computerized data which includes personal
18 information shall disclose any breach of the security of the system data following
19 discovery or notification of the breach to any resident of this State whose
20 unencrypted personal information was, or is reasonably believed to have been,
21 acquired by an unauthorized person. The disclosure must be made in the most
22 expedient time possible and without unreasonable delay, consistent with the
23 legitimate needs of law enforcement, as provided in subsection 3, or any measures
24 necessary to determine the scope of the breach and restore the reasonable integrity
25 of the system data.

26 2. Any data collector that maintains computerized data which includes
27 personal information that the data collector does not own shall notify the owner or
28 licensee of the information of any breach of the security of the system data
29 immediately following discovery if the personal information was, or is reasonably
30 believed to have been, acquired by an unauthorized person.

31 3. The notification required by this section may be delayed if a law
32 enforcement agency determines that the notification will impede a criminal
33 investigation. The notification required by this section must be made after the law
34 enforcement agency determines that the notification will not compromise the
35 investigation.

36 4. For purposes of this section, except as otherwise provided in subsection 5,
37 the notification required by this section may be provided by one of the following
38 methods:

39 (a) Written notification.

40 (b) Electronic notification, if the notification provided is consistent with the
41 provisions of the Electronic Signatures in Global and National Commerce Act, 15
42 U.S.C. §§ 7001 et seq.

43 (c) Substitute notification, if the data collector demonstrates that the cost of
44 providing notification would exceed \$250,000, the affected class of subject persons
45 to be notified exceeds 500,000 or the data collector does not have sufficient contact
46 information. Substitute notification must consist of all the following:

47 (1) Notification by electronic mail when the data collector has electronic
48 mail addresses for the subject persons.

49 (2) Conspicuous posting of the notification on the Internet website of the
50 data collector, if the data collector maintains an Internet website.

51 (3) Notification to major statewide media.

52 5. A data collector which:

(a) Maintains its own notification policies and procedures as part of an information security policy for the treatment of personal information that is otherwise consistent with the timing requirements of this section shall be deemed to be in compliance with the notification requirements of this section if the data collector notifies subject persons in accordance with its policies and procedures in the event of a breach of the security of the system data.

(b) Is subject to and complies with the privacy and security provisions of the Gramm-Leach-Bliley Act, 15 U.S.C. §§ 6801 et seq., shall be deemed to be in compliance with the notification requirements of this section.

6. If a data collector determines that notification is required to be given pursuant to the provisions of this section to more than 1,000 persons at any one time, the data collector shall also notify, without unreasonable delay, any consumer reporting agency that compiles and maintains files on consumers on a nationwide basis, as that term is defined in 15 U.S.C. § 1681a(p), of the time the notification is distributed and the content of the notification.

7. The provisions of this section do not apply to a person licensed pursuant to chapter 675 of NRS.

Sec. 18. Chapter 645 of NRS is hereby amended by adding thereto a new section to read as follows:

A person who holds a permit to engage in property management when entering into a property management agreement and performing his or her duties pursuant to such property management agreement, as applicable:

1. Shall disclose to each party to the property management agreement as soon as practicable:

(a) Any material and relevant facts, data or information which the property manager knows, or which by the exercise of reasonable care and diligence should have known, relating to the property which is the subject of the property management agreement.

(b) Each source from which the property manager will receive compensation as a result of the agreement.

(c) That the property manager is a principal to the agreement or has an interest in a principal to the agreement.

(d) That the property manager is acting for more than one party to the agreement. If a property manager makes such a disclosure, he or she must obtain the written consent of each party to the agreement for whom the property manager is acting before he or she may continue to act in his or her capacity as an agent. The written consent must include:

(1) A description of the property management agreement.

(2) A statement that the property manager is acting for two or more parties to the agreement who have an adverse interest and that in acting for these parties, the property manager has a conflict of interest.

(3) A statement that the property manager will not disclose any confidential information for 1 year after the revocation or termination of any property management agreement entered into with a party to the agreement, unless he or she is required to do so by a court of competent jurisdiction or is given written permission to do so by that party.

(4) A statement that a party is not required to consent to the property manager acting on behalf of the party.

(5) A statement that the party is giving consent without coercion and understands the terms of the consent given.

(6) Any changes in the property manager's relationship to a party to the agreement or activity.

2. Shall exercise reasonable skill and care with respect to all parties to the property management agreement in carrying out the terms of the property management agreement and performing his or her duties.

3. Shall provide the appropriate form prepared by the Division pursuant to NRS 645.193 to:

(a) Each party for whom the property manager is acting as a property manager in the property management agreement; and

(b) Each unrepresented party to the property management agreement, if any.

4. Shall seek a rental or lease of real property at the price and terms stated in the property management agreement or at a price acceptable to the client.

5. Shall advise the client to obtain advice from an expert relating to matters which are beyond the expertise of the property manager.

6. Shall account for all money and property the property manager receives in which the client may have an interest as soon as is practicable.

7. Unless otherwise agreed upon in writing, owes no duty to:

(a) Independently verify the accuracy of a statement made by an inspector certified pursuant to chapter 645D of NRS or another appropriate licensed or certified expert.

(b) Conduct an independent inspection of the financial condition of a party to the property management agreement.

(c) Conduct an investigation of the condition of the property which is the subject of the property management agreement.

Sec. 19. NRS 645.0045 is hereby amended to read as follows:

645.0045 1. "Agency" means a relationship between a principal and an agent arising out of a brokerage agreement or property management agreement whereby the agent is engaged to do certain acts on behalf of the principal in dealings with a third party.

2. The term does not include a relationship arising solely from negotiations or communications with a client of another broker with the written permission of the broker in accordance with the provisions of subsection 2 of NRS 645.635.

Sec. 20. NRS 645.193 is hereby amended to read as follows:

645.193 The Division shall prepare and distribute to licensees and property managers:

1. A form which sets forth the duties owed by a licensee or property manager who is acting for only one party to a real estate transaction or property management agreement, as applicable.

2. A form which sets forth the duties owed by a licensee or property manager who is acting for more than one party to a real estate transaction or property management agreement, as applicable.

3. A form which sets forth the duties owed by a real estate broker who assigns different licensees or property managers affiliated with his or her brokerage to separate parties to a real estate transaction or property management agreement, as applicable.

Sec. 21. NRS 645.253 is hereby amended to read as follows:

645.253 If a real estate broker assigns different ~~licensees~~ :

1. Licensees affiliated with his or her brokerage to separate parties to a real estate transaction, the licensees are not required to obtain the written consent required pursuant to paragraph (d) of subsection 1 of NRS 645.252. Each licensee shall not disclose, except to the real estate broker, confidential information relating to a client in violation of NRS 645.254.

2. Licensees affiliated with his or her brokerage who hold permits to engage in property management to separate parties to a property management

agreement, the property managers are not required to obtain the written consent required pursuant to paragraph (d) of subsection 1 of section 18 of this act. Each property manager shall not disclose, except to the real estate broker, confidential information relating to a client in violation of section 18 of this act.

Sec. 22. NRS 645.255 is hereby amended to read as follows:

645.255 Except as otherwise provided in subsection 4 of NRS 645.254, no duty of a licensee set forth in NRS 645.252 or 645.254 or a property manager set forth in section 18 of this act may be waived.

Sec. 23. NRS 645.257 is hereby amended to read as follows:

645.257 1. A person who has suffered damages as the proximate result of a licensee's or property manager's failure to perform any duties required by NRS 645.252, 645.253 or 645.254 or section 18 of this act or the regulations adopted to carry out those sections may bring an action against the licensee or property manager for the recovery of the person's actual damages.

2. In such an action, any knowledge of the client ~~to~~ :

(a) Of the licensee of material facts, data or information relating to the real property which is the subject of the real estate transaction may not be imputed to the licensee; ~~and~~

(b) Of the property manager of material facts, data or information relating to the real property which is the subject of the property management agreement may not be imputed to the property manager.

3. In an action brought by a person ~~against a licensee~~ pursuant to subsection 1 ~~of this act~~ :

(a) The standard of care owed by a licensee is the degree of care that a reasonably prudent real estate licensee would exercise and is measured by the degree of knowledge required to be obtained by a real estate licensee pursuant to NRS 645.343 and 645.345; ~~and~~

(b) The standard of care owed by a property manager is the degree of care that a reasonably prudent property manager would exercise and is measured by the degree of knowledge required to be obtained by a permit to engage in property management pursuant to NRS 645.6052.

Sec. 24. Chapter 645B of NRS is hereby amended by adding thereto a new section to read as follows:

1. An employee of a mortgage company may conduct the business of the mortgage company at a remote location if authorized by the mortgage company.

2. A mortgage company may authorize an employee to conduct the business of the mortgage company at a remote location if the mortgage company:

(a) Has adopted written policies and procedures for the supervision of employees working at a remote location to ensure that:

(1) Each employee working from a remote location complies with the provisions of this section and the regulations adopted pursuant thereto; and

(2) The mortgage company exercises reasonable supervision and control over the activities of his or her mortgage loan originators pursuant to NRS 645B.460;

(b) Has adopted a comprehensive written plan for the security of the information systems of the mortgage company and any customer information collected and maintained by the mortgage company, which must contain specific provisions regarding cybersecurity and the use of a virtual private network or other secure connection at the remote location that requires:

(1) Multifactor authentication;

(2) A backup system and data recovery system; and

(3) Protocols in the event of a cybersecurity incident; and

(c) Ensures that the information systems of the mortgage company and any customer information collected and maintained by the mortgage company are accessed by employees working at a remote location only in accordance with the security plan adopted pursuant to paragraph (b).

3. An employee of a mortgage company shall not interact with a customer of the mortgage company in person at the residence of the employee unless a license has been issued for that residence pursuant to NRS 645B.020.

4. Any physical records of a mortgage company must not be maintained at a remote location. Any underlying origination records obtained through the conduct of the business of a mortgage company at a remote location must be maintained at the principal office or a branch office of the mortgage company.

5. The Commissioner shall adopt regulations governing the conducting of the business of a mortgage company at a remote location. The regulations:

(a) Must include, without limitation, requirements for the keeping and maintenance of complete and suitable records of all mortgage transactions made by an employee of a mortgage company at a remote location; and

(b) May include, without limitation, any additional requirements for an employee of a mortgage company to conduct the business of a mortgage company from a remote location.

6. As used in this section:

(a) "Business of a mortgage company" includes, without limitation, any activity for which a license is required pursuant to this chapter that is conducted by an employee who is a mortgage loan originator employed by or associated with a mortgage company.

(b) "Employee" includes, without limitation, a mortgage loan originator who is employed by or associated with a mortgage company.

(c) "Remote location" means a location, other than a principal office, branch office or other office or place of business for which a license has been issued pursuant to NRS 645B.020, at which an employee of a mortgage company conducts the business of the mortgage company pursuant to this section. The term includes, without limitation, the residence of an employee.

Sec. 25. NRS 645B.080 is hereby amended to read as follows:

645B.080 1. Each mortgage company shall keep and maintain at all times at each location, other than a remote location, where the mortgage company conducts business in this state complete and suitable records of all mortgage transactions made by the mortgage company at that location. Each mortgage company shall also keep and maintain at all times at each such location all original books, papers and data, or copies thereof, clearly reflecting the financial condition of the business of the mortgage company. Each mortgage company shall keep and maintain complete and suitable records of all mortgage transactions made by an employee of the mortgage company at a remote location in accordance with the requirements established by the Commissioner by regulation pursuant to section 24 of this act.

2. Except as otherwise provided in subsection 3, each mortgage company shall submit to the Commissioner each month a report of the mortgage company's activity for the previous month. The report must:

(a) Specify the volume of loans arranged and loans made by the mortgage company for the month or state that no loans were arranged or made in that month;

(b) Include any information required pursuant to NRS 645B.260 or pursuant to the regulations adopted by the Commissioner; and

(c) Be submitted to the Commissioner by the 15th day of the month following the month for which the report is made.

3. The Commissioner may waive the requirement to submit a report pursuant to subsection 2 if substantially similar information is available to the Commissioner from another source.

4. The Commissioner may adopt regulations prescribing accounting procedures for mortgage companies handling trust accounts and the requirements for keeping records relating to such accounts.

5. Each mortgage company who is required to register or voluntarily registers with the Registry shall submit to the Registry and the Commissioner a report of condition or any other report required by the Registry in the form and at the time required by the Registry.

6. As used in this section, "remote location" has the meaning ascribed to it in section 24 of this act.

Sec. 26. NRS 649.366 is hereby amended to read as follows:

649.366 1. Not less than 60 days before taking any action to collect a medical debt, a collection agency shall send by ~~registered or certified~~ mail to the medical debtor written notification that sets forth:

(a) The name of the medical facility, provider of health care or provider of emergency medical services that provided the goods or services for which the medical debt is owed;

(b) The date on which those goods or services were provided; and

(c) The principal amount of the medical debt.

2. The written notification required by subsection 1 must:

(a) Identify the name of the collection agency; and

(b) Inform the medical debtor that, as applicable:

(1) The medical debt has been assigned to the collection agency for collection; or

(2) The collection agency has otherwise obtained the medical debt for collection.

~~Sec. 18.~~ Sec. 27. 1. This section ~~becomes~~ and section 16.3 of this act become effective upon passage and approval.

2. Sections 1 to ~~17~~, 16, inclusive, 16.5 to 23, inclusive, and 26 of this act become effective:

(a) Upon passage and approval for the purpose of adopting any regulations and performing any other preparatory administrative tasks that are necessary to carry out the provisions of this act; and

(b) On October 1, 2023, for all other purposes.

3. Sections 24 and 25 of this act become effective:

(a) Upon passage and approval for the purpose of adopting any regulations and performing any other preparatory administrative tasks that are necessary to carry out the provisions of this act; and

(b) On January 1, 2024, for all other purposes.