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Office of the Governor

June 16, 2023

The Honorable Francisco Aguilar
Nevada Secretary of State
Nevada Legislature
101 North Carson Street
Carson City, Nevada 89701

Re: Assembly Bill 218 of the 82nd Legislative Session

Dear Secretary of State Aguilar:

I am forwarding to you, for filing within the time limit set forth in the Nevada Constitution and without my approval, Assembly Bill 218 ("AB 218"), which is titled as follows:

AN ACT relating to real property; requiring a landlord or his or her agent to provide a tenant at least one method of paying rent or any other fee or charge that meets certain requirements; authorizing a tenant to bring a civil action against a landlord who has committed certain violations; prohibiting a landlord from charging a tenant a fee to make a payment through an Internet website or online portal that exceeds the amount of any fee charged by the operator of the Internet website or online portal for the use of such service; requiring a written rental agreement to separately identify such a fee under certain circumstances; requiring a landlord or his or her agent to provide, upon request, a copy of a written rental agreement to a prospective tenant; requiring certain references to the amount of rent due under a rental agreement to be set forth in a certain manner; and providing other matters properly relating thereto.

AB 218 as drafted would initiate a mandatory court award of treble damages to a tenant if a landlord is found to be in violation of certain provisions of NRS 118A.200. It would be impossible for a landlord to comply with this bill without amending the original lease, which would require agreement from both parties. In practice, it would create an incentive for a tenant to choose not to agree to such an amendment and instead pursue legal action against a landlord. Existing leases must have been considered in this legislation for it to be remotely sensical.

Since this bill would needlessly increase the difficulties associated with renting residential properties, I cannot support it.

For these reasons, I veto this bill and return it without my signature or approval.

Respectfully submitted,



JOE LOMBARDO
Governor of Nevada

Enclosure

cc: The Honorable Stavros Anthony, President of the Senate (without enclosure)
The Honorable Nicole Cannizzaro, Senate Majority Leader (without enclosure)
The Honorable Steve Yeager, Speaker of the Assembly (without enclosure)
Brendan Bucy, Secretary of the Senate (without enclosure)
Susan Furlong, Chief Clerk of the Assembly (without enclosure)
Brenda Erdoes, Esq., Legislative Counsel Bureau, Director (without enclosure)
Bryan Fernley, Esq., Legislative Counsel (without enclosure)