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Here is the written version of my testimony from the hearing on AB211 today.

Here in support of AB211 which strengthens existing state habitability requirements (including those under NRS 118A.290) and is fully consistent with the detailed standards set forth in Henderson Municipal Code Chapter 15.12.

The bill revises existing law to empower counties and cities to require property owners to repair, rehabilitate, or abate conditions that render a residential property substandard. This reinforces obligations already set out in housing, health, and building codes and provides another tool to local governments to ensure the safety and wellbeing of residents.

It also allows for more parties to sue over substandard conditions. The legislation permits not only local government bodies but also tenants, tenant associations, or nonprofit organizations representing tenants to initiate legal actions and private actions can sometimes be more effective in these circumstances.

This alignment ensures that residential properties in Henderson meet uniform, high-quality criteria for safety, sanitation, and overall habitability. The bill enables more decisive action against properties that fail to maintain safe and habitable conditions.

By mandating prompt remediation of conditions that endanger public health and safety, this legislation prioritizes the well-being of residents, . This again complements the City's current ordinances related to this topic.

By addressing violations before they escalate into serious hazards, the bill contributes to safer neighborhoods across Henderson.

For these reasons, we support AB211.

Thank you,

Nicole Rourke
Director



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