

SB 201 Conceptual Amendment
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Explanation: Green bold underline text is new language to be added by the amendment.

1. Under Section 1(1), insert the language below so that it reads:
 - a. "Except as otherwise provided in subsection 2 or 3, the executive board of an association or a unit's owner who rents or leases his or her unit shall not and the governing documents of an association or rental agreement must not enforce or adopt a restrictive covenant or otherwise prohibit a unit's owner or an occupant of a unit from engaging in the display of religious items within such physical portion of the common-interest community as that owner or occupant has a right to occupy and use exclusively."

- Purpose: Ensures that restrictive covenants are not in violation of the statute.
2. Under Section 2(3) last sentence, insert the word "written" so that it reads:
 - a. "An association or unit's owner shall, before requiring a unit's owner or occupant of a unit to temporarily remove a display of religious items pursuant to this subsection, provide written notice to the affected unit's owner or occupant."

- Purpose: Would require a written notice to avoid ambiguity.
3. Make provisions of the bill applicable to NRS 118A alongside NRS 116.

- Purpose: The goal is to expand to protect all renters, including those in apartments.
4. In Section 2(2) delete the requirements to review and amend as necessary the bylaws and instead refer to NRS 116.1206(1).

- Purpose: From the reading of NRS 116x.1206(1) it would permit the common-interest community to conform their bylaws and governing documents to NRS instead of requiring them go through the full process to amend their bylaws.