

NEVADA ASSOCIATION OF COMMUNITY MANAGERS

PROPOSED AMENDMENT TO SENATE BILL 121

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PURPOSE: To amend S.B. 121 to include language to clarify liability for damages in common-interest communities and notice of management agreement changes.

EXPLANATION: Matter in (1) *blue bold italics* is new language in the original bill; (2) *green bold italic underlining* is new language proposed in an amendment; and (3) ~~red bold strikethrough~~ is deleted language in the original bill.

Sec. 3.6. If damage to a unit or other part of the common-interest community, or if any other common expense is caused by the willful misconduct or gross negligence of any unit's owner, tenant or invitee of a unit's owner or tenant, the association may assess that expense exclusively against his or her unit, even if the association maintains insurance with respect to that damage or common expense, unless the damage or other common expense is caused by a vehicle and is [committed] : (a) Committed by a person who is delivering goods to, or performing services for, the unit's owner, tenant or invitee of the unit's owner or tenant [.]; or (b) Damage from An oil stain that is completely and entirely located on the driveway of the unit's owner.

Sec 5. 6. Except as otherwise provided in subsection 8, not less than ~~45~~ 40 days before any termination or assignment of a management agreement, the secretary or other officer specified in the bylaws of the association shall: (a) In a common-interest community with 100 units or more, post notice of the pending termination or assignment in one or more prominent places within the common elements of the association; and (b) Provide electronic notice of the pending termination or assignment to all units' owners who have provided the association with an electronic mail address.