

4/29/2025

Conceptual Amendment AB 283

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NV Coalition of Legal Service Providers

Purpose of Amendment:

Housing Authorities must give 30 day notices under current federal law/regulation. The Housing Authorities also requested more time to serve the tenant.

- **Section 2 subsection 2 (a)** should add language as follows: *(a) Except as otherwise provided in subsection 12, requires the tenant to pay the past due rent or surrender the premises before the close of business on the seventh judicial day following the date of service or the day following a longer notice period if that period is prescribed by federal law or regulation; and*
- **Section 2 subsection 5 (a)** should change as follows: *(a) ~~Fifteen~~ Twenty-one calendar days after the date on which the affidavit of complaint for summary eviction is filed, serve upon the tenant a file-stamped copy of the affidavit of complaint, with or without a copy of the signed rental agreement, and a copy of the summons which must advise the tenant that:*
- **Section 6 Subsection 2 (a)** should add language as follows: *(a) The written notice to surrender required by NRS 40.251, 20 40.2514 or 40.2516, as applicable or the day following a longer notice period if that period is prescribed by federal law or regulation; and*
- **Section 6 subsection 5 (a)** should change as follows: *(a) ~~Fifteen~~ Twenty-one calendar days after the date on which the affidavit 9 of complaint for summary eviction is filed, serve upon the tenant a file-stamped copy of the affidavit of complaint, with or without a copy of the signed rental agreement and a copy of the summons which must advise the tenant that:*