



CLARK COUNTY 2025 Legislative Session PROPOSED AMENDMENT

May 7, 2025

AB211 (Assemblymember Considine)

Amendment submitted to the Senate Government Affairs Committee by Clark County

County Contact: Joanna Jacob

Government Affairs Manager, Clark County

Cell: (702) 283-1211

Joanna.Jacob@ClarkCountyNV.gov

Purpose/Intent of Proposed Conceptual Amendment

- Amend Sections 9 and 28 to remove “tenant or tenant association” from the list of parties authorized as parties to bring a petition for receivership.
 - This will retain the ability for the county or a city to petition and retain standing for a nonprofit representing a tenant or tenant association to also be the party to petition.
 - The amendment also adds that any petition by a nonprofit must be accompanied by an affidavit from either the city or county code enforcement division with the history on the property and any appropriate documentation.
- Amend Sections 14 and 33 to provide that the county, or the city, must compile any monthly reports by the receiver and provide a copy of these reports to the Legislative Commission, in any even year, or to the Director of the Legislative Counsel Bureau for transmission to the Legislature in any odd year.

EXPLANATION: Matter in (1) ***blue bold italics*** is new language in the original bill; (2) variations of **green bold underlining** is language proposed to be added in this amendment; (3) ~~red strikethrough~~ is deleted language in the original bill; (4) ~~purple double strikethrough~~ is language proposed to be deleted in this amendment; (5) **orange double underlining** is deleted language in the original bill proposed to be retained in this amendment.

Sec. 9. 1. If the owner of a residential property fails to comply within the terms of the notice and summary order issued pursuant to section 8 of this act:

(a) The county may bring an action to:

- (1) Have the residential property declared by the district court to be a substandard property;
- (2) Obtain a court order requiring the owner to repair or rehabilitate the residential property or otherwise abate the condition; and
- (3) Have the district court impose a civil penalty against the owner of the residential property, as provided by ordinance; or

(b) The county or a ~~tenant, a tenant association or a~~ nonprofit organization representing any tenant or tenant association may bring an action to:

- (1) Have the residential property declared to be a substandard property; and

- (2) Have a receiver appointed pursuant to NRS 32.010.
2. A party who intends to bring an action for the appointment of a receiver pursuant to paragraph (b) of subsection 1 shall:
- (a) Not later than 30 days before filing such an action, provide notice of intent to bring the action by:
- (1) Posting a notice in a conspicuous place on the residential property; and
- (2) Mailing the notice to each person with a recorded interest in the residential property; and
- (b) Provide with the court filing:
- (1) Proof that the party provided the notice of intent to bring the action as required pursuant to paragraph (a); and
- (2) If the party is ~~a tenant, a tenant association or a~~ nonprofit organization representing a tenant or tenant association, an affidavit in support of the court filing **provided by the county code enforcement division** which must include, without limitation, a history of communications and any documentation relating to the provisions of section 8 of this act.
3. A party who brings an action pursuant to subsection must serve each owner of the residential property in the manner provided by Rule 4 of the Nevada Rules of Civil Procedure.
4. The district court may award reasonable attorney's fees and costs to the prevailing party in an action brought pursuant to this section.

Sec. 14. In addition to any periodic reporting required by the district court, the receiver shall prepare and submit monthly reports relating to a substandard property to the board of county commissioners or its designee. The report to the board of county commissioners must include, without limitation:

1. The total amount of rent payments received from tenants of the substandard property;
2. The nature and amount of any contract that is negotiated or entered into by the receiver relating to the operation, repair or rehabilitation of or the abatement of a condition at the substandard property;
3. A record of payments made by the receiver relating to the operation, repair or rehabilitation of or the abatement of a condition at the substandard property;
4. Information relating to the progress of the repair or rehabilitation of the substandard property or abatement of a condition at the substandard property; and
5. A record of any amount paid to a tenant pursuant to section 12 of this act for relocation benefits.

6. The county shall submit copies of any reports received under this section for the immediately preceding calendar year to the Director of the Legislative Counsel Bureau for transmittal to:

(a) The Legislature at the beginning of each regular session;
and

(b) The Legislative Commission on or before February 1 of each even-numbered year.

Sec. 28. 1. If the owner of a residential property fails to comply within the terms of the notice and summary order issued pursuant to section 27 of this act:

- (a) The city may bring an action to:
- (1) Have the residential property declared by the district court to be a substandard property;
- (2) Obtain a court order requiring the owner to repair or rehabilitate the residential property or otherwise abate the condition; and

(3) Have the district court impose a civil penalty against the owner of the residential property, as provided by ordinance; or

(b) The city or a ~~tenant, a tenant association or a~~ nonprofit organization representing any tenant or tenant association may bring an action to:

(1) Have the residential property declared to be a substandard property; and

(2) Have a receiver appointed pursuant to NRS 32.010.

2. A party who intends to bring an action for the appointment of a receiver pursuant to paragraph (b) of subsection 1 shall:

(a) Not later than 30 days before filing such an action, provide notice of intent to bring the action by:

(1) Posting a notice in a conspicuous place on the residential property; and

(2) Mailing the notice to each person with a recorded interest in the residential property; and

(b) Provide with the court filing:

(1) Proof that the party provided the notice of intent to bring the action as required pursuant to paragraph (a); and

(2) If the party is ~~a tenant, a tenant association or a~~ nonprofit organization representing a tenant or tenant association, an affidavit in support of the court filing **provided by the city code enforcement division** which must include, without limitation, a history of communications and any documentation relating to the provisions of section 8 of this act.

3. A party who brings an action pursuant to subsection must serve each owner of the residential property in the manner provided by Rule 4 of the Nevada Rules of Civil Procedure.

4. The district court may award reasonable attorney's fees and costs to the prevailing party in an action brought pursuant to this section.

Sec. 33. In addition to any periodic reporting required by the district court, the receiver shall prepare and submit monthly reports relating to a substandard property to the governing body of the city or its designee. The report to the board of county commissioners must include, without limitation:

1. The total amount of rent payments received from tenants of the substandard property;

2. The nature and amount of any contract that is negotiated or entered into by the receiver relating to the operation, repair or rehabilitation of or the abatement of a condition at the substandard property;

3. A record of payments made by the receiver relating to the operation, repair or rehabilitation of or the abatement of a condition at the substandard property;

4. Information relating to the progress of the repair or rehabilitation of the substandard property or abatement of a condition at the substandard property; and

5. A record of any amount paid to a tenant pursuant to section 12 of this act for relocation benefits.

6. The city shall submit copies of any reports received under this section for the immediately preceding calendar year to the Director of the Legislative Counsel Bureau for transmittal to:

(a) The Legislature at the beginning of each regular session;

and

(b) The Legislative Commission on or before February 1 of each even-numbered year.