



## **Frequently Asked Questions PART IV: NVR Eviction Moratorium Webinar**

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Nevada REALTORS® (NVR) hosted its second webinar on the eviction moratorium to clarify the continued flow of questions from its members on this topic [link to video recording here: <https://www.youtube.com/watch?v=OeeVvkjwixI>]. The total number of attendees at this webinar was over double the amount of members who attended the first webinar held on Thursday, July 1st at 1:00 PM [link to first video recording here: <https://www.youtube.com/watch?v=2RU2ArWXfIQ&t=8s>]. The upward trend of questions into the NVR's Legal Information Line along with the growing number of attendees at these webinars, supports the need for continued education and information on this topic. As such, we provide the following questions which were sent in to the panelist via the chat message feature during the webinar in an effort to provide continued guidance. Please stay tuned for information on NVR's upcoming webinars.

**Q: Los Angeles just announced renter assistance. Is Las Vegas doing the same thing?**

**A:** The NV State Treasurer's Office has recently announced relief programs in both North and South for residential and commercial. NVR has held numerous webinars with the State Treasurer's Office where they are answering your most frequently asked questions on that topic.

**Q: What about if you got an order granting an eviction before the moratorium went into effect and the constable just did not serve the lockout? How does that get put back on the calendar?**

**A:** The order is stale and the formal eviction process needs to be restarted.

**Q: Are there currently any restrictions regarding entering into lease renewals or rental increases at this time with the proper 45-day Notice to Increase? How is the 45-day rent increase served?**

**A:** The Directives did not directly address lease renewals or rental increases (but did prohibit late fees). Per NRS 118A.190, all written notices to the tenant prescribed by that chapter, which include advance notice of increased rent (NRS 118A.300), must be served by the sheriff, a constable, a person who is licensed as a process server or the agent of an attorney licensed to practice in this State.

**Q: The Lease Addendum/Promissory Note is specific for COVID-19, what if the tenant is not affected by COVID-19? Is there a document that can be used to stay in compliance for a repayment not COVID-19 related?**

**A:** As discussed in the webinar, the Lease Addendum/Promissory Note can be used generally in instances of non-payment of rent.



**Q(a): If we go into another lockdown and things get pushed back how will this Lease Addendum play into that? Will the tenant still have to meet those payment dates or will it become void?**

**A:** To piggyback off the question above, the agreement still holds outside of COVID-19 times; it is a legal contract voluntarily entered into between the landlord and tenant to cure default rental arrearages in the lease agreement.

**Q: Would a new addendum be required if additional arrearages accumulate after the executions of the original default in payment?**

**A:** If the additional arrearages occur after September 1st, you can pursue formal eviction and recoup costs in the appropriate court (small claims, etc.). Otherwise, the Lease Addendum/Promissory Note does not prohibit modification to cure additional rental arrearages, keeping in mind that doing so is voluntary.

*August 10, 2020*

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