



Statewide Eviction Moratorium Expires, Landlord Rental Assistance Available

By Tiffany Banks, Nevada REALTORS® General Counsel

The Nevada Eviction Moratorium expired last Monday May 31st, giving landlords the ability to serve tenants eviction notices for the nonpayment of rent. The Governor had reinstated the statewide moratorium at the end of last year, with an extension in March, allowing tenants to stay in their rental properties until lifted. The Federal Eviction Moratorium is still in effect until June 30th, despite the recent news of a federal court vacating the moratorium.

Can I start the eviction process for a tenant that has not paid rent?

The lifting of the statewide moratorium means that a landlord or property manager may begin the eviction process in the non-payment of rent cases. If, however, the tenant is a covered person and has asserted that they are a covered person, because the CDC moratorium is still in effect the “lockout” won’t occur until after June 30th. The tenant is still responsible for the rental arrears incurred during the moratorium.

Is there a place I can find updated forms?

We have heard that there will be a new 7-day form available in the coming weeks in many of the local jurisdictions. The following links, in five of the local jurisdictions will be your best resource for updated forms as they are available:

Southern Nevada is the Civil Law Help Center.

<https://www.civillawselfhelpcenter.org/forms/eviction-housing-forms>

Northern Nevada: Reno Justice Court.

<https://www.washoecounty.us/rjc/court-documents/forms/civil/evictions.php>

Incline Village: Crystal Bay Township Justice Court.

<https://www.washoecounty.us/rjc/court-documents/forms/civil/evictions.php>

Elko: Elko County Court.

<https://elkocountycourts.com/self-help-legal-forms/landlord-forms>

Sierra Nevada:

<https://www.carson.org/government/departments-a-f/courts/justice-municipal-court-clerk>



What landlord rental assistance is available?

The passage of AB 486 provides an opportunity for eligible landlords to apply for and access rental assistance directly, even if their tenant had previously applied and not qualified. The legislation allows them to complete a form through Home Means Nevada. We ask for your patience as this Program is established, and as soon as we have more information on exactly how the program works we will share with you.

From the beginning of the pandemic, the Nevada REALTORS® have been supportive of and invested in the efforts lead by the Governor and Attorney General on the Eviction Moratorium Directives including the Lease Addendum Form and Eviction Moratorium Mediation Program. Please follow along as we take a more in depth look at the newly created laws. Be sure to follow our e-news and The Advocate, your legislative resource in the coming weeks and months as we navigate many of these bills and how they impact you and your clients.

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