



Legal Information Lines - Frequently Asked Questions **Risk Management During Coronavirus**

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Our brokers have been reaching out to the Nevada REALTORS® (NVR) Legal Information Line regarding the use of hold harmless forms or COVID-19 questionnaires to mitigate legal liability during this time. As a general rule, brokerages can adopt these measures but should hire legal counsel to ensure the documents are legally bulletproof and do not implicate fair housing issues. The Nevada State Bar Association offers a Lawyer Referral Service which can be reached at:

702-382-0504 or toll-free at 800-789-LRIS (5747)

OR

by filling out their online application for referrals 24/7:

https://members.nvbar.org/cvweb/cgi-bin/memberdll.dll/info?WRP=lrs_referralNew.htm

As always, Nevada REALTORS® continues to support its members by providing guidance and support during this time. Thank you for your emails into the Legal Information Lines:

infoline@nvrealtors.org

Q: Does the Coronavirus Addendum or Amendment extend other deadlines in the Contract?

A: Unless the extension of the other deadlines, such as the due diligence period or loan contingency deadlines, are specifically addressed in the Coronavirus Addendum/Amendment, those periods and deadlines are not extended. If it is the client's wish to extend those periods and deadlines, those should be timely preserved by writing them in the Coronavirus addendum or in another addendum practice.

Q: The tenant's lease is up for renewal, can I raise the rent?

A: Although the Governor's Declaration of Emergency Directive 008 does not specifically prohibit the raising of rent during this time, it's not necessarily in line with the spirit of the moratorium which prohibits placing other additional financial burdens on tenants during this time, such as late fees. When the directive has been lifted, be sure you follow the statutory requirements set forth in NRS 118a that discusses the notice required for raising rent.

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