



Landlord's Right to Enter- A Special Legal Topic

We all know a landlord has rights to access a rental unit to maintain the premises. But how are the landlord's rights to enter impacted if the tenant denies access on the basis that they have Coronavirus?

Per NRS 441A.180(1), a person who has a communicable disease in an infectious state is prohibited from conducting them self in any manner likely to expose others to the disease.

If the tenant has noticed the landlord of presumptive coronavirus, the landlord should avoid compelling access and risking exposure. Otherwise, the landlord may be held accountable to the health authority who has the power to not only assess a fine but to also assert misdemeanor charges for actions endangering the public.

Remember, the Legal Information Line and Broker Information line is a member service provide by Nevada REALTORS®. We are here to provide guidance for your legal questions during regular business hours. The NVR office and our phone lines are currently closed for the protection of staff and members alike ... HOWEVER...

Members are now able to email your questions to the attorney! You will then receive a call back with the response within 24-48 hours. Please note return calls will come from a phone number starting with (775) or (858) area codes.

Send your question to: InfoLine@NVRealtors.org.

Please include in your email all necessary detail including:

- Subject matter (such as agency, commission, water rights)
- Specific question
- Key points
- Contact phone number for reply
- Your name

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