



Quack, Quack! Calling Property Management Activities Like It Is

Part I: What Activities Require a Property Management Permit

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NV Realtor® members often call the Legal Information Line asking what property management activities cross the line thus necessitating obtaining a property management permit on top of their real estate license. Often, it's as simple as the old saying, *If it walks like a duck, talks like a duck, it's probably a duck.*

The best guidance for members regarding this question comes from the Nevada Real Estate Division's [Informational Bulletin #12 Property Management](#), which identifies what activities must be performed by a permitted property manager and what activities can be performed by a real estate licensee: [IB12PropertyManagement.pdf \(nv.gov\)](#).

Key Points from Bulletin #12:

- *A real estate licensee who does not hold a property management permit can basically do all activities leading up to the lease agreement signed.* Bulletin #12 carves out some caveats such as permitting a real estate licensee to accept just the initial check and deposit, but then that's it.
- *After the lease is signed, it's time to turn it over to the permitted property manager to provide the continuous physical, financial, or administrative management of the rental.*
- It's important to note that an unpermitted real estate licensee cannot engage in the management of real estate during periods between rentals.

Airbnb / Vrbo "Hosts." More duck talk! It's come to the Legal Information Line's attention that some real estate licensees believe that they don't need a property management permit if managing a short-term rental, like an Airbnb or Vrbo. Let's dispel that myth here today! ***If the agent does not own the property, a PM permit absolutely is required to manage the property for the owner.*** Some real estate licensees like to call themselves "hosts", and when we examine what these real estate licensees do as "hosts", they are actually managing the property for the property owner. This is a duck! Utilizing the title of "host" to pretend a licensee is not managing a property is see-through.

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