



Rising Rents: Landlords and Tenants Working Together

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Q. Is there a cap on how much a landlord/property manager can raise the rent?

A. No, but with that said, if the landlord wants to raise rent rates, it's important for the property manager to have a sit-down with their client to discuss the full picture. Property manager-to-landlord discussions should identify the delicate balance between raising rent to cover costs (such as property taxes, higher utility costs, HOA dues, insurance premiums, property management fees, cost-of-living expenses, maintenance, etc.) and aligning with area rents (using rental price comparison tools, etc.), and weighing that with high tenant turnovers and long periods of vacancies which undermine landlord's costs.

Additional considerations include:

- Ensuring rent raises do not discriminate which would be illegal under the Fair Housing Act and NRS 118. For example, increasing rent just for a particular racial group, for families, etc.
- Rent increases should not be in retaliation based on something a tenant did. For example, if the tenant complained in good faith of a violation of a building, housing or health code to the city or health department and the landlord responds with a rent increase (NRS 118A.510).

Lastly, the timing of rent increases is important; it cannot occur during the current lease. The appropriate time would be at the lease-renewal time or with proper notice:

- for a periodic tenancy of 1 month or more, 60 days in advance of the first rental payment to be increased; or
- for a periodic tenancy of less than 1 month, 30 days in advance of the first rental payment to be increased.

Note, NRS 118A.300 was amended during the 2021 legislative session enlarging the notice requirement for increases in rent [for monthly tenancies and longer up from 45 days, for tenancies less than a month up from 15 days]. Effective July 1, 2021.

August 19, 2021, updated September 8, 2021

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