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Note from Your Lobbying Team

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All joking aside, we are now facing the next big deadline next Friday, when the bills have to pass out of the first house committee. What that means is that every bill must have a hearing, to get public comments, and a work session, where members of the committee debate the bill and any proposed amendments. Then the committee votes - if the bill passes out of committee, it is safe for a little longer. If a bill does not pass out of committee by next Friday, no further action will be allowed on that bill, unless the bill has an exemption.

There are a few bills we have talked about so far that have already cleared that hurdle:

- [AB8](#) would allow cities who provide water and sewer service to add delinquent charges to the tax roll - passed with an amendment on April 6
- [AB247](#) would allow for early lease termination for victims of certain crimes - passed out of Assembly Commerce and Labor with an amendment on March 17
- [SB33](#) would prevent a foreclosure if the borrower is a servicemember under certain circumstances - passed out of Senate Judiciary with an amendment on March 16
- [SB239](#) would allow an HOA to abate water or sewage leaks inside units under certain circumstances - passed out of Senate Judiciary with an amendment on April 3
- [SB258](#) would require HOA courtesy notices to include an explanation and a photo if the alleged violation relates to a physical condition - passed out of Senate Judiciary on April 3

April 7, 2017 EDITION

In this issue:

- [Note from Your Lobbying Team](#)
- [Foreclosure of Abandoned Residential Property](#)
- [Implied Public Easement](#)

2017 Major Investors

Investment completed as of April 6, 2017. Pledges listed for those who have invested at least \$300 as of the above date.

Platinum R (\$10,000+)

Jack Woodcock

Golden R (\$5,000+)

Nancy Anderson
Diane Brown
Ken Gragson
Heidi Kasama
Keith Lynam
George Peek
Devin Reiss
Linda Rheinberger
Mark Stark

Crystal R (\$2,500+)

Foreclosure of Abandoned Residential Property

[SB267](#) would extend provisions enacted in 2013 that allowed a process to expedite foreclosure on abandoned residential property. It also allowed local government to keep a registry of those properties deemed vacant. Those provisions are to sunset on June 30, 2017, and this bill would remove the sunset and keep this section of law on the books going forward.

NVAR supports this measure. It was heard in Senate Judiciary on April 4.

Implied Public Easement

In Nevada, there are two types of easements: express easement (such as right-of-ways and utility easements) and implied (by necessity, implication or prescription). Express easements typically have a written instrument that is negotiated by the parties. Implied easements can occur when certain facts are present - a lot of you may know a prescriptive easement as adverse possession.

[AB380](#) seeks to shut off a new implied easement theory in Nevada and prevent property owners from losing part of the property rights under prescriptive easements. This seeks to protect owners of property who allow the public to use their lands - think about the Linq or the Park on the Strip, or outdoor malls that seek to create a pedestrian experience.

AB380 would allow a property owner to record a notice that expressly grants people to use the land by permission. When an owner grants permission to use their land, no one can get to the adverse element necessary to obtain an implied prescriptive easement.

NVAR supports. This bill was heard on April 5 in Assembly Judiciary.

2017 SESSION BY THE NUMBERS

The 79th Session of the Nevada Legislature began on February 6, 2017, and will adjourn sine die on June 6, 2017.

BILLS

of BDRs 1164

of Senate Bills 542

of Assembly Bills 518

Bills Tracked by NVAR 67

DEADLINES

Tom Blanchard
Rosa Herwick
Charles Kitchen
Buck Schaeffel
Chantel Tilley (pledge)
Melissa Zimelman

Sterling R (\$1,000+)

Forrest Barbee (pledge)
Lee Barrett (pledge)
Scott Beaudry (pledge)
Chris Bishop (pledge)
Becky Blankenburg
Paul Bottari
Joe Brezny
Edee Campbell (pledge)
Janet Carpenter
Sherrie Cartinella
Betty Chan
Christina Cova-Simmons (pledge)
Cheryl Delahanty
Amber DeLillo
Todd Disbrow
Wendy DiVecchio
Kellie Flodman
Ernie Freggiaro
John Graham
Bob Hamrick
Azim Jessa
Soozi Jones-Walker
Keith Kelley (pledge)
Joan Kuptz
Tim Kuptz
Greg Martin
Penny Mayer
Doug McIntyre
Teresa McKee
Theresa Meyer
Bobbi Miracle
Cassandra Mor
Carol Murphy
Debbie Primack
Bill Process (pledge)
Pam Reese
Kellie Rubin
Sandee Smith (pledge)
Lillian Spencer
Brad Spires
Dave Tina, Jr.
Dave Tina Sr.
Sandy Wakefield
Cherie Williams (pledge)
Judie Woods
Julie Youngblood
Zar Zanganah
Kamyar Zargari

3/20	Bill Introductions by Legislators (204)
3/27	Bill Introductions by Committees (180)
4/14	First House Committee Passage
4/25	First House Passage
5/1	Economic Forum
5/19	Second House Committee Passage
5/2	Second House Passage
6/5	Sine Die

Association Corporate Investors

NVAR - Platinum R
GLVAR - Platinum R

RSAR - Crystal R
SNAR - Crystal R
SNCCIM - Crystal R

ECAR - Sterling R
IVBOR - Sterling R

Contact NVAR

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- [Joe Locatelli](#), GLVAR
- [Heather Lunsford](#), SNAR and IVBOR
- [Jim Nadeau](#), RSAR and ECAR



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Prepared by Carrara Nevada for the Nevada Association of REALTORS®

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Nevada REALTOR Advocate

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<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/4614/Overview>

* AB247 would allow for early lease termination for victims of certain crimes - passed out of Assembly Commerce and Labor with an amendment on March 17

<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5126/Overview>

* SB33 would prevent a foreclosure if the borrower is a

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