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Flat Recording Fee

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NVAR is supportive of this bill; it has not been scheduled for a hearing yet.

Foreclosure on Veterans' Properties

[SB33](#), introduced on behalf of the Governor's office, would prevent a mortgage servicer from conducting a foreclosure if the borrower is a servicemember and is on active duty or deployment, and for a period of one year after the end of the active duty or deployment. This bill closely mirrors current federal law. NVAR supports this effort.

NVAR also wanted to make sure this bill would prohibit HOA lien foreclosures under the same circumstances; the Governor's office was supportive of the concept and presented a proposed amendment at the Senate Judiciary hearing on Tuesday. The amendment contains that provision as well as some technical changes requested by the title industry.

First HOA Bill Heard

[SB195](#), introduced by Senator Becky Harris, was heard in

February 24, 2017 EDITION

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2016 Major Investors

Investment completed as of December 31, 2016

Platinum R (\$10,000+)

Judye Phebus
Jack Woodcock

Golden R (\$5,000+)

Nancy Anderson
Diane Brown
Ken Gragson
Heidi Kasama
Patty Kelley
Joanne Levy
Keith Lynam

Senate Judiciary on Wednesday. This bill addresses several governance and notification issues related to HOAs and timeshares. As introduced, none of the provisions of the bill would impair a real estate transaction.

Request for Emergency Assistance Not a Nuisance

[AB133](#), introduced by Assemblyman Elliot Anderson, would clarify that request for emergency assistance by a tenant does not constitute a nuisance for purposes of civil or criminal law. It would also prohibit a local government from taking adverse action against a landlord based on the request of a tenant for emergency assistance, and prohibit a landlord from taking adverse action against a tenant based upon a tenant requesting emergency assistance.

NVAR is supportive of this bill; it has not been scheduled for a hearing yet.

"Unreasonable Denial" for Drought Tolerant Landscaping Installation in an HOA

Existing law prohibits an HOA from unreasonably denying the installation of drought tolerant landscaping by an owner or unreasonably determining that such drought tolerant landscaping is not compatible with the style of the HOA. [SB161](#) would clarify an action of the executive board or a provision of the governing documents are deemed to be an unreasonable denial if it:

- requires an owner to choose among five or fewer genera of plants
- prohibits an owner from installing a species of plant that is authorized to be installed by another owner in the same HOA or in an HOA that is part of the same master association, unless the action is necessary to protect the safety of the residents of the HOA.

NVAR is monitoring this bill; it has not been scheduled for a hearing yet.

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

985

George Peek
Devin Reiss
Linda Rheinberger
Mark Stark

Crystal R (\$2,500+)

Vandana Bhalla
Thomas Blanchard
Sharon Exarhos
Rosa Herwick
Charles Kitchen
Chris Plastiras
Brandon Roberts
Buck Schaeffel
Chantel Tilley
Melissa Zimbelman

Sterling R (\$1,000+)

Tina Africk
William Alt
Mark Ashworth
Lee Barrett
Jillian Batchelor
Scott Beaudry
Christopher Bishop
Becky Blankenburg
Steve Bohler
Paul Bottari
Kathryn Bovard
Joe Brezny
Edee Campbell
Michele Caprio
Janet Carpenter
Marshall Carrasco
Sherrie Cartinella
Avis Cherry
Shawn Cunningham
Cheryl Delehanty
Amber DeLillo
Wendy DiVicchio
Rocky Finseth
Ernie Freggiaro
Robert Gluskin
John Graham
Bert Gurr
Bob Hamrick
Molly Hamrick
Faith Harmer
Eric Heinen
Ron Hoy
Jessica James
Azim Jessa
Blane Johnson
Soozi Jones-Walker
Amy Keith-Lessinger
Keith Kelley
Joan Kuptz

of Senate Bills 214

of Assembly Bills 246

Bills Tracked by NVAR 25

DEADLINES

3/20	Bill Introductions by Legislators
3/27	Bill Introductions by Committees
4/14	First House Committee Passage
4/25	First House Passage
5/1	Economic Forum
5/19	9Second House Committee Passage
5/2	Second House Passage
6/5	Sine Die

Tim Kuptz
Myliisa Lanning
Kris Layman
Stephen Lincoln
Robert Little
Andrew Lunsford
Shyla Magee
Greg Martin
Penny Mayer
James McGuire
Doug McIntyre
Teresa McKee
JC Melvin
Theresa Meyer
Bobbi Miracle
Mark Miscevic
Laura Moline
Gary Morfin
David Morris
Carol Murphy
Brandon Park
Debbie Primack
William Process
Pam Reese
Ricci Rodriguez-Elkins
Tedd Rosenstein
Kellie Rubin
Marv Rubin
Neil Schwartz
Sara Sharkey-Alexander
Dusty Shipp
Kevin Sigstad
Scott Smith
Shelley Specchio
Lillian Spencer
Tina Spencer
Brad Spires
Robert Andy Stahl
Marcella Syme
Katherine Tatro
Jeni-Eugenia Temen
David Tina Sr.
David Tina Jr.
Pete Torsiello
Sandra Wakefield
Cherie Williams
James Winer
Kathy Woodcock
Judie Woods
Julie Youngblood
Craig Zager
Zar Zanganeh

Association Corporate Contributors

NVAR - Platinum R
GLVAR - Platinum R

RSAR - Crystal R
SNAR - Crystal R

IVBOR - Sterling R
ECAR - Sterling R
Southern Nevada CCIM - Sterling R

Northern Nevada MLS -
Corporate Ally Program

Contact NVAR

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- [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/4929/Overview>

NVAR is supportive of this bill; it has not been scheduled for a hearing yet.

Foreclosure on Veterans' Properties

SB33, introduced on behalf of the Governor's office, would prevent a mortgage servicer from conducting a foreclosure if the borrower is a servicemember and is on active duty or deployment, and for a period of one year after the end of the active duty or deployment. This bill closely mirrors current federal law.

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<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/4641/Overview>

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First HOA Bill Heard

Close