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Note from the Lobbying Team

As we look at the 24 days left in this session, we realize there is still much work to be done. There are close to 300 bills exempt from the deadlines that are stuck in either Senate Finance or Assembly Ways and Means - that is A LOT.

Meanwhile, for the bills that are subject to the deadlines, both houses are working feverishly to pass bills out of committee by the May 19 deadline. There are some bills we are tracking that already passed that hurdle:

- [SB255](#) would allow a purchaser to cancel a contract electronically after reviewing the resale package
- [AB247](#) would extend the current provisions allowing victims of domestic violence to terminate their lease early to victims of harassment, sexual assault and stalking if those tenants present a police report or protection order to the landlord or property manager
- [SB267](#) would extend provisions enacted in 2013 that allowed a process to expedite foreclosures on abandoned properties and allowed local governments to keep a registry of those properties deemed vacant
- [SB33](#) would prevent a mortgage servicer or HOA from conducting a foreclosure if the borrower is a servicemember who is on active duty or deployment
- [SJR14](#) would change the Constitution to reset the depreciation on a property when that property is sold or transferred

The next deadline will be May 26, when bills that aren't exempt must pass out of the second house.

What will the legislators do for the last 10 days of session, you ask? First and foremost, they will be putting the finishing

May 12, 2017 EDITION

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2017 Major Investors

Investment completed as of May 10, 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

touches on the budget - which means processing (or not) those exempt bills in Senate Finance and Assembly Ways and Means as well as the budget bills. They will also work on those bills that passed out of one house and were amended in the second house. In those cases, if the first house does not agree with the changes made in the second house, they will convene conference committees. Those committees are comprised of three legislators from each house, and they present a report to the Senate and Assembly that must be agreed to in order for the bill to pass and be sent to the Governor.

Notarization of Rental Agreements

[AB161](#), intended to address the squatters issue, would require a rental agreement to include a disclosure at the top of the first page. The disclosure would have to:

- be in a font at least twice as large as any other font used in the rest of the agreement
- advise a tenant that lack of notarization creates a rebuttable presumption that the tenant does not have a right to lawful occupancy
- advise the tenant that lack of notarization does not render the agreement invalid, and that the landlord may enforce the agreement whether it is notarized or not.

AB161 passed out of the Assembly unanimously, and was heard in Senate Commerce, Labor and Energy on May 10. NVAR presented an amendment that would exempt a lease signed by someone licensed under NRS 645 from needing the disclosure. The sponsor of the bill did not consider it a friendly amendment, and there were several questions from the committee about this proposed exemption. NVAR continues to work with the bill sponsor and other interested parties to exempt real estate licensees from this provision.

Transferring the CIC Ombudsman to Attorney General's Office

[SB114](#) would transfer the CIC Ombudsman operations from the Real Estate Division to the Attorney General's Office.

It was heard in Senate Finance on May 10. It went pretty much like it did earlier in Senate Judiciary, with some public support for the measure, and both the Real Estate Division and the Attorney General's Office in opposition. Because of the significant fiscal note attached to this bill, it has been exempted from the deadlines and legislators will have to consider this decision carefully and fund it accordingly should they decide to move forward with this change.

HOAs Authorized to Abate Water or Sewage Leaks in Units

Devin Reiss
Linda Rheinberger
Mark Stark

Crystal R (\$2,500+)

Tom Blanchard
Rosa Herwick
Charles Kitchen
Greg Martin
Buck Schaeffel
Kevin Sigstad (pledge)
Chantel Tilley (pledge)
Melissa Zimbelman

Sterling R (\$1,000+)

Forrest Barbee
Lee Barrett (pledge)
Scott Beaudry (pledge)
Chris Bishop (pledge)
Becky Blankenburg
Steve Bohler
Paul Bottari
Joe Brezny
Edee Campbell (pledge)
Janet Carpenter
Sherrie Cartinella
Betty Chan
Christina Cova-Simmons (pledge)
Shawn Cunningham (pledge)
Cheryl Delahanty
Amber DeLillo
Todd Disbrow
Wendy DiVecchio
Kellie Flodman
Ernie Freggiaro
John Graham
Bob Hamrick
Jessica James (pledge)
Azim Jessa
Soozi Jones-Walker
Keith Kelley (pledge)
Joan Kuptz
Tim Kuptz
Kris Layman
Stephen Lincoln (pledge)
Karen Marsa (pledge)
Penny Mayer
Doug McIntyre
Margie McIntyre (pledge)
Teresa McKee
JC Melvin
Theresa Meyer
Bobbi Miracle
Mark Miscevic
Cassandra Mor
Carol Murphy

[SB239](#) would set additional circumstances under which an HOA can enter a unit located in a building that contains units divided by common walls, floors and ceilings in order to abate a water or sewage leak.

The bill passed out of the Senate unanimously, and was heard in Assembly Judiciary on May 12. NVAR supports this measure.

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	1215
# of Senate Bills	567
# of Assembly Bills	542
Bills Tracked by NVAR	68

DEADLINES

3/20	Bill Introductions by Legislators (204)
3/27	Bill Introductions by Committees (180)
4/14	First House Committee Passage (256)
4/25	First House Passage (16)
5/1	Economic Forum
5/19	Second House Committee Passage
5/26	Second House Passage
6/5	Sine Die

Kendra Murray (pledge)
Debbie Primack
Bill Process (pledge)
Pam Reese
Tedd Rosenstein
Kellie Rubin
Marv Rubin
Neil Schwartz
Sandee Smith (pledge)
Lillian Spencer
Brad Spires
Marcella Syme (pledge)
Dave Tina, Jr.
Dave Tina Sr.
Sandy Wakefield
Cherie Williams (pledge)
Judie Woods
Julie Youngblood
Zar Zanganeh
Kamyar Zargari

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

For more information, please contact:

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- NVAR CEO [Teresa McKee](#)

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- [Joe Locatelli](#), GLVAR
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- [Jim Nadeau](#), RSAR and ECAR



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Nevada REALTOR Advocate

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<https://www.leg.state.nv.us/App/NELIS/REL/79th2017/Bill/5183/Overview>

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

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