

ASSEMBLY BILL 161
Conceptual Amendment
Assemblywoman Selena Torres

The following amendment is proposed:

- **Delete existing sections 1 through 18 of this bill, and**
- **Replace with the following:**

Sec. 1. The Legislature hereby finds and declares that:

1. Housing is the largest single expenditure for most households and is often one of the most significant factors in determining financial security.
2. Unaffordable and unstable housing has harmful effects for low-income households and dramatically reduces spending on food, transportation, healthcare, and other basic necessities.
3. Eviction, and subsequent homelessness, is one of the most extreme consequences of housing instability.

Sec 2. New Section

1. The Legislative Commission shall appoint a committee to conduct an interim study concerning the process for summary eviction of tenants.
2. The interim committee must be composed of six Legislators as follows:
 - a. Two members appointed by the Majority Leader of the Senate;
 - b. Two members appointed by the Speaker of the Assembly;
 - c. One member appointed by the Minority Leader of the Senate; and
 - d. One member appointed by the Minority Leader of the Assembly.
3. The Legislative Commission shall appoint a Chair and Vice Chair from among the members of the interim committee.
4. In conducting the study, the interim committee shall consult with and solicit input from interested stakeholders, including, without limitation, governmental agencies, local governmental officials, community advocates, impacted persons, and court administration
5. The interim committee shall study and examine:
 - a. Laws and rules of other states and jurisdictions concerning residential evictions, including the due process of service of eviction notices and notice of hearings, required court oversight, the appropriateness of a defendant initiating a court case, and causes of eviction including no-fault evictions;
 - b. The present and prospective need for housing security in the State, including, without limitation the effect of summary eviction on communities and the availability of community resources throughout the State;
 - c. The ability of tenants and landlords to initiate and defend actions and proceedings within the legal system;
 - d. An examination of the timing of the summary eviction process; and
 - e. Any other matters which are deemed relevant to the issue of summary evictions in this State.
6. Any recommended legislation proposed by the committee must be approved by a majority of the members of the Senate and a majority of the members of the Assembly appointed to the committee.
7. The Legislative Commission shall submit a report of the results of the study, including any recommendations for legislation to the Director of the Legislative Counsel Bureau for transmittal to the 82nd Session of the Nevada Legislature.
8. This act becomes effective on July 1, 2021.