

Committee Action:
Do Pass _____
Amend & Do Pass _____
Other _____

Assembly Committee on Judiciary

This measure may be considered for action during today's work session.

ASSEMBLY BILL 141

Revises provisions relating to evictions. (BDR 3-569)

Sponsored By: Assemblyman Watts III
Date Heard: March 4, 2021
Fiscal Notes: Effect on Local Government: No.
Effect on the State: No.

This bill increases the length of notice required before certain tenants may be evicted without cause, including week-to-week tenancies and other periodic tenancies. In addition, upon the motion of the tenant and a decision of the court that finds that the default in the payment of rent occurred during the Coronavirus Disease of 2019 (COVID-19) emergency, the court is required to order the automatic sealing of any records relating to an action for eviction.

Amendments: Assemblyman Watts has proposed an amendment revising the existing law that automatically seals eviction records under certain circumstances. This amendment would extend sealing of records to evictions for nonpayment of rent that occurred during the COVID-19 emergency, beginning on March 20th, 2020, and ending when the governor terminates the state of emergency.

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State of Nevada Assembly

April 7, 2021

Conceptual Amendment to Assembly Bill 141

- Clarify that the provisions of this bill do not apply to commercial properties.
- Delete Section 1 of the bill, and
- Change Section 2 to only be a standalone section at the end that instead reads: ***“Any action for summary eviction pursuant to NRS 40.253 granted during the COVID state of emergency (as currently defined in Section 2(6)) shall be automatically sealed and not open to inspection.”***
 - The purpose of this change is to ensure that the Courts can easily comply without additional burden on our judicial system and resources.