

**PROPOSED REGULATION OF THE COMMISSION
FOR COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS**

LCB File No. R199-09

EXPLANATION – Matter in *italics* is new; matter in brackets ~~omitted material~~ is material to be omitted.

AUTHORITY: NRS 116.615

A REGULATION relating to common-interest communities; prescribing the requirements for certain charges and fees with respect to the collection process of late assessments and fines; limiting the amount that an association may charge for collecting late assessments or fines; and providing other matters properly relating thereto.

Section 1. Chapter 116 of NAC is hereby amended by adding thereto the provisions set forth as sections two and three of this regulation.

Sec. 2. 1. *Pursuant to NAC 116, an association may not charge in excess of the following fees for each service or action generally performed in the attempt to collect any past obligation due to the association:*

<i>Demand or Intent to Lien Letter</i>	<i>\$150.00</i>
<i>Notice of Delinquent Assessment Lien</i>	<i>325.00</i>
<i>Intent to Notice of Default Letter</i>	<i>90.00</i>
<i>Notice of Default</i>	<i>400.00</i>
<i>Intent to Notice of Sale Letter</i>	<i>90.00</i>
<i>Notice of Sale</i>	<i>275.00</i>
<i>Intent to Conduct Foreclosure Sale</i>	<i>25.00</i>
<i>Conduct Foreclosure Sale</i>	<i>125.00</i>
<i>Prepare and Record Transfer Deed</i>	<i>125.00</i>
<i>Payment Plan Agreement (charge per month)1 time set-up fee</i>	<i>30.00</i>
<i>Payment Plan Breach Letter</i>	<i>25.00</i>
<i>Release of Notice of Delinquent Assessment Lien</i>	<i>30.00</i>
<i>Notice of Rescission Fee</i>	<i>30.00</i>
<i>Bankruptcy Package Preparation and Monitoring</i>	<i>100.00</i>
<i>Mailing Fee Per Piece, Subsections (a), (b), (d), (f) hereof only</i>	<i>2.00</i>
<i>NSF Fee</i>	<i>20.00</i>
<i>Escrow Payoff Demand Fee</i>	<i>150.00</i>
<i>Substitution of Agent Document Fee</i>	<i>25.00</i>
<i>Homeowner Debt Dispute Fee</i>	<i>\$75.00</i>
<i>Foreclosure Fee</i>	<i>\$150.00</i>

Sec. 3. *All reimbursable costs charged by any third party, not including an officer or employee of the association, an agent or attorney of the association, a community manager or a collection agency, in connection with subsection 2 herein, including without limitation, title costs (such as a trustee sale guarantee), recording costs, posting and publishing and sale costs, certified and USPS mailing costs, express delivery costs, skip trace fees, and so forth may be charged by the association at the cost incurred with no increase or up charge made by the association, its agent or attorney, community manager, or the collection company.*