

ASSEMBLY BILL NO. 161—ASSEMBLYMAN FLORES

PREFILED FEBRUARY 13, 2017

Referred to Committee on Commerce and Labor

SUMMARY—Requires the notarization of certain rental agreements. (BDR 10-733)

FISCAL NOTE: Effect on Local Government: No.  
Effect on the State: No.

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

AN ACT relating to real property; requiring certain rental agreements to be notarized; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law sets forth certain requirements relating to a written rental  
2 agreement. (NRS 118A.200) This bill requires a written rental agreement for a  
3 single-family residence to be notarized.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 118A.200 is hereby amended to read as  
2 follows:

3 118A.200 1. Any written agreement for the use and  
4 occupancy of a dwelling unit or premises must be signed by the  
5 landlord or his or her agent and the tenant or his or her agent.

6 2. The landlord shall provide one copy of any written  
7 agreement described in subsection 1 to the tenant free of cost at the  
8 time the agreement is executed and, upon request of the tenant,  
9 provide additional copies of any such agreement to the tenant within  
10 a reasonable time. The landlord may charge a reasonable fee for  
11 providing the additional copies.

12 3. Any written rental agreement must contain, but is not limited  
13 to, provisions relating to the following subjects:

- 14 (a) Duration of the agreement.
- 15 (b) Amount of rent and the manner and time of its payment.



- 1 (c) Occupancy by children or pets.
- 2 (d) Services included with the dwelling rental.
- 3 (e) Fees which are required and the purposes for which they are
- 4 required.
- 5 (f) Deposits which are required and the conditions for their
- 6 refund.
- 7 (g) Charges which may be required for late or partial payment of
- 8 rent or for return of any dishonored check.
- 9 (h) Inspection rights of the landlord.
- 10 (i) A listing of persons or numbers of persons who are to occupy
- 11 the dwelling.
- 12 (j) Respective responsibilities of the landlord and the tenant as
- 13 to the payment of utility charges.
- 14 (k) A signed record of the inventory and condition of the
- 15 premises under the exclusive custody and control of the tenant.
- 16 (l) A summary of the provisions of NRS 202.470.
- 17 (m) Information regarding the procedure pursuant to which a
- 18 tenant may report to the appropriate authorities:
  - 19 (1) A nuisance.
  - 20 (2) A violation of a building, safety or health code or
  - 21 regulation.
- 22 (n) Information regarding the right of the tenant to engage in the
- 23 display of the flag of the United States, as set forth in
- 24 NRS 118A.325.
- 25 4. *Any written rental agreement for a single-family residence*
- 26 *must be notarized.*
- 27 5. The absence of a written agreement raises a disputable
- 28 presumption that:
  - 29 (a) There are no restrictions on occupancy by children or pets.
  - 30 (b) Maintenance and waste removal services are provided
  - 31 without charge to the tenant.
  - 32 (c) No charges for partial or late payments of rent or for
  - 33 dishonored checks are paid by the tenant.
  - 34 (d) Other than normal wear, the premises will be returned in the
  - 35 same condition as when the tenancy began.
- 36 ~~5.1~~ 6. It is unlawful for a landlord or any person authorized to
- 37 enter into a rental agreement on his or her behalf to use any written
- 38 agreement which does not conform to the provisions of this section,
- 39 and any provision in an agreement which contravenes the provisions
- 40 of this section is void.
- 41 7. *As used in this section, "single-family residence" means a*
- 42 *structures that is comprised of not more than four units. The term*
- 43 *does not include a manufactured home as defined in*
- 44 *NRS 118B.015.*



1     **Sec. 2.**   This act becomes effective on July 1, 2017.

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