



**BEE**  
**SOCIAL SAVVY**



# **Nevada Law and 83<sup>rd</sup> Legislative Session Update**

**“The law is not perfect, but it is all we have.”**

**- Kenneth Eade**

# Course Introduction & Rules for Continuing Education Credits: Bulletin #38

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

[realest@red.nv.gov](mailto:realest@red.nv.gov) <https://red.nv.gov>

## Live & Hybrid Instruction in Real Estate Education

### Student Duties for Classroom & Livestreaming Courses

**In accordance with the provisions of NAC 645.4438, to receive a certificate of completion and credit, a licensee must direct their attention to the instruction being provided and refrain from engaging in activities:**

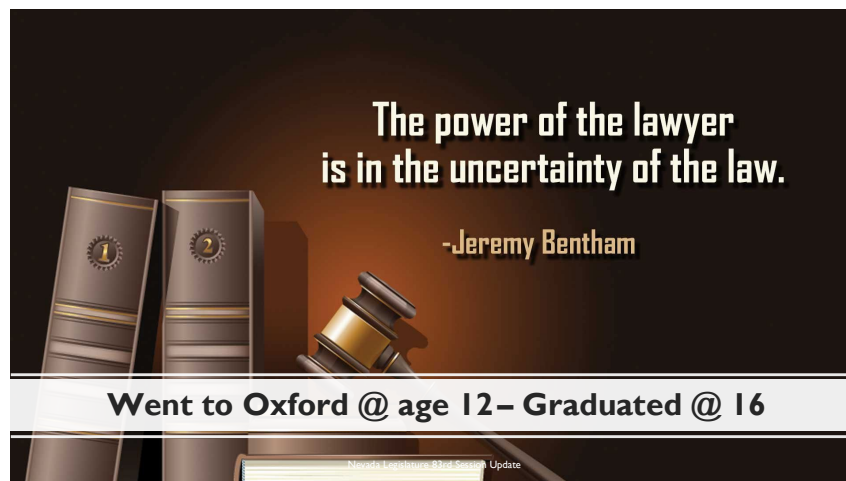
1. Unrelated to the instruction.
2. Which are distracting to other students or the instructor.
3. Which otherwise disrupt the orderly conduct of a class.

**In addition to the requirements above, licensees attending a course via livestreaming for credit:**

1. Are encouraged to review the education provider's terms and conditions prior to registering for a course and to follow these rules to ensure they are not denied credit.
2. **Must always display their cameras while the class is in session**, excluding breaks predetermined by the timed outline.
3. Must participate and respond when asked to by the instructor.
4. Are expected to conduct themselves as they would in an in-person classroom setting.
5. Must be appropriately dressed for a classroom setting and refrain from engaging in any activity that would be distracting to the instructor or their fellow attendees (i.e., using electronic devices unrelated to the instruction being provided, driving/riding in a vehicle, cooking, cleaning, etc.).

## Learning Objectives

- 1) Participants will become familiar with **RESOURCES** available
- 2) Participants will review the process of how a BDR (Bill Draft Request) moves through the houses and ends up on the Governor's Desk
- 3) Participants will view 4 Video Clips from Jamie Rodriguez, Govt. Affairs Director for Nevada.Realtors.org
- 4) Participants will discuss **FOUR** 'Scenarios' and the relevant NRS/NAC provisions relating to each



# A Quick Quiz – What do we already know ?

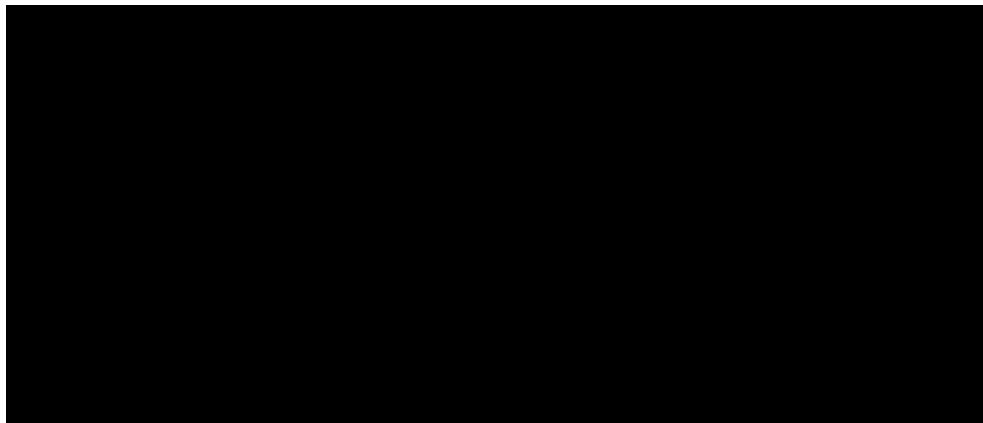
## **Penguins & Branches of Government?**

- 1) Does the Nevada Constitution require/mandate a “Balanced Budget”?                    Y     N
- 2) There are 21 Senators & 42 Assemblymen.     T     F
- 3) Is there ever legislation that passes UNANIMOUSLY?   Y     N
  
- 4) The Legislature meets every Odd Year.     T     F
- 5) There are TWO ways to call a “Special Session” and I know them both.     T     F
- 6) The Legislative Session lasts 120 days.     T     F
- 7) The average # of BDR’s (Bill Draft Requests) ranges from *about 1,100 to 1,250*   T     F
  
- 8) Does Nevada have “Term Limits”     Y     N
- 9) Could a Legislator be elected to BOTH Houses?  
In other words – Could someone serve as a Senator AND an Assemblyman?     Y     N     IDK
- 10) It’s possible for a “Bill” to *die in Committee*?  
T     F

**Video One – Jamie Rodriguez – What qualifies her as a SME (Subject Matter Expert)?**

- a) Experience ‘on the Hill’ in Washington D.C. for Senator Reid**
- b) Private Practice for a Lobbying Firm**
- c) Washoe County**
- d) Nevada Assn. of REALTORS®**

**Note: 25% of our State Revenue comes from Federal Funding – what if it gets cut back...? How do we then Balance the Budget ?**



[jaime@nvrealtors.org](mailto:jaime@nvrealtors.org)

Nevada Legislature 83<sup>rd</sup> Session Update

**FIRST BREAK**

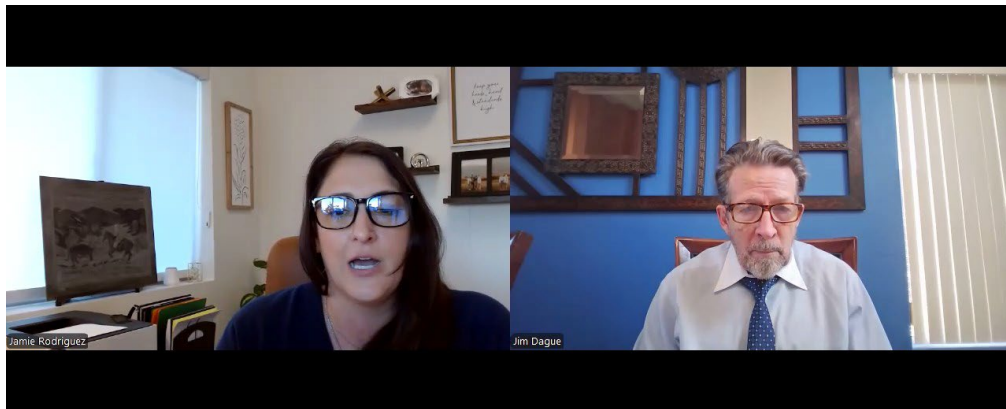
## PART II – The Process

Someone – could be Anyone says “There ought to be a Law...?”

Video Two – the LCB (Legislative Counsel Bureau) and the FOUR ‘Buckets’

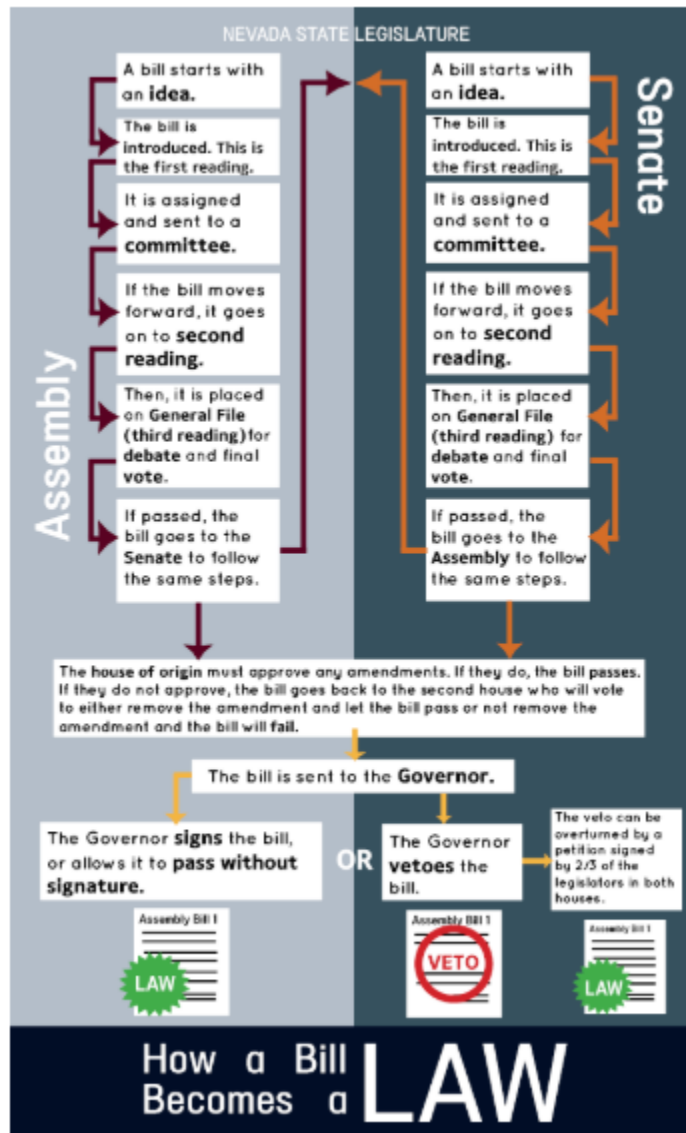
How do they make the Sausage?

- Special Session? Specific Topics
- LCB & The 4 ‘Buckets’
- Committee first (Sponsor may not have won reelection so no one is pushing for the bill)



Nevada Legislature 83<sup>rd</sup> Session Update

# Steps: Checks and Balances...



BDR – Needs a ‘sponsor’ – goes to **Committee FIRST** IF the Bill makes it out of Committee (and many DON’T – if the Committee Chair never brings the BDR forward for discussion it dies) it goes:

To the Floor for Discussion, possible amendment, Vote – IF IT PASSES

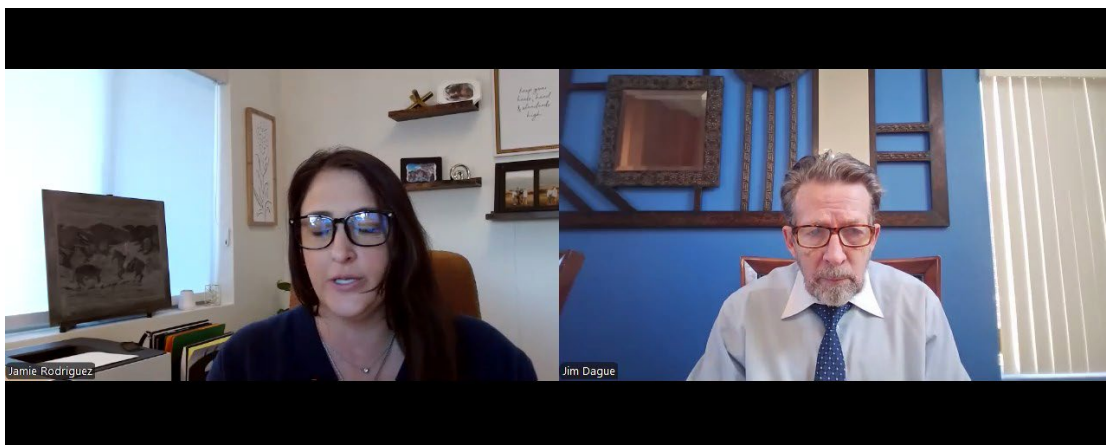
It goes to the next “House” **committee** – where there is *more discussion* AND possibly amendments – IF NO CHANGES – GOES to the Governor for Signature. IF amended it must go back to the *first house* –

The Bill then goes to ‘Caucus’ 3 Senators & 3 Assemblymen

When it *finally* (if ever) makes it to the Governor, it can be signed, vetoed or NO ACTION – if NO ACTION the Bill becomes Law

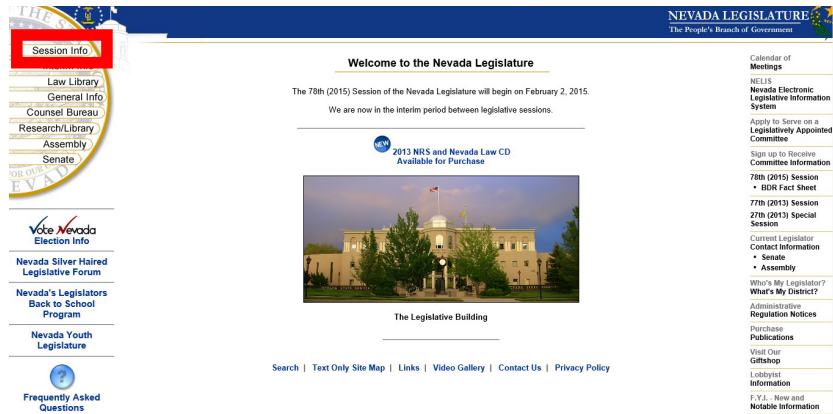
**Will this Bill Draft make it all the way through the process? LCB actually WRITES the Bill!**

Nevada Legislature 83rd



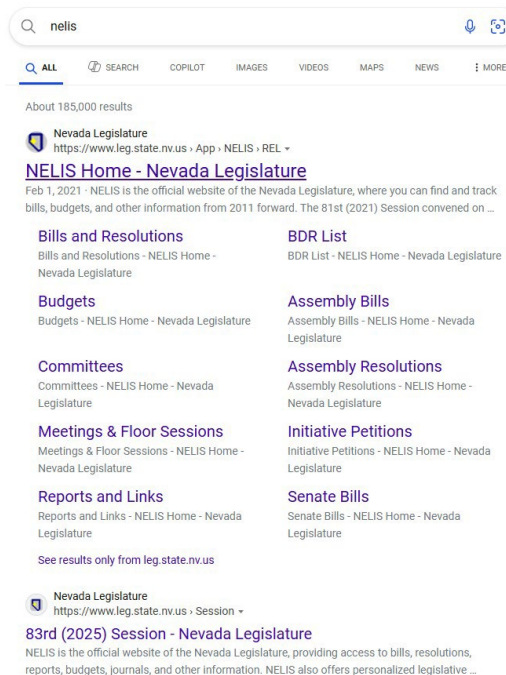
# A Few **RESOURCES**

<http://www.leg.state.nv.us/>



This site breaks down; Political Party, how long the legislator has served...who is **terming OUT?**

What do you want to know?  
**A Resource**



**red.nv.gov – Newsletters available to the Public**

**Which Bills were relevant to Real Estate?**

**Depends on who you ask!**

**THE 83<sup>RD</sup> LEGISLATIVE SESSION**

The 83<sup>rd</sup> (2025) Legislative Session began on February 3<sup>rd</sup>, 2025. The Legislature will conduct business for 120 days, and the session will conclude in June.

There has been the introduction of a number of bills that could influence business in the state of Nevada, including the business of real estate licensees.

The Nevada Legislature's website provides the most up-to-date session information on bills, bill draft requests (BDRs), budgets, committees and meetings through its database, the Nevada Electronic Legislative Information System (NELIS).

To stay updated about the coming changes, use NELIS on the Nevada Legislature's website to track the most impactful bills!

**BILLS TO WATCH**

AB10	AB223	AB280	SB114
AB121	AB241	AB283	SB121
AB185	AB258	AB478	SB201
AB211	AB264	AB540	

**Which Bills were  
*important?*  
And, Who Says?  
The first 2025 Open  
House newsletter  
Of these 15...9 passed**

**To learn more about which passed AND which didn't – go to:**

**<https://www.leg.state.nv.us/App/NELIS/REL/83rd2025/Bills/Passed/BecameLaw>**

## CHAT GPT selected the following Bills as Important:

- I. What is New- 2025 Legislative Session
  - A. AB 121- Landlord/Tenant
  - B. AB 211- Multifamily habitability
  - C. AB 258- All brokerage agreements must be in writing
  - D. AB 475- \$ allocated for eviction diversion
  - E. SB 114- Background checks for landlords based on certain conditions
  - F. SB 130- New license from state contractors board
  - G. SB201- Landlords may not restrict display of religious/cultural items
  - H. SB 440- Solar panels in HOAs
  - I. AB 396- ADUs

Virtually **ALL of the CHAT GPT Bills were *passed*** –  
CHAT did mention 3 Bills that *Failed* that are  
**LIKELY** to reappear in 2027.

**AB310, AB448 & SB381**

Nevada Realtors published a 17 page “Summary”  
You need to be a NVR Nevada REALTOR®  
member (or know a member) to access BUT the  
Summary reviewed 38 Total Bills + one AJR – 5 of  
the bills ‘failed’ and 7 were ‘vetoed’

# From the R.E. Division Fall Open House Newsletter

## Do you know what bills passed at the 83<sup>rd</sup> Legislative Session?

### AB10

An act relating to local improvement projects; authorizing any county, city or town to repair a private water or sewer system that is owned by a common-interest community as part of a neighborhood improvement project; and providing other matters properly relating thereto.

**EFFECTIVE:** May 28, 2025

### AB121

An act relating to real property; requiring a landlord or his or her agent to provide a tenant at least one method of paying rent or any other fee or charge that meets certain requirements; prohibiting a landlord or his or her agent from charging a tenant a fee to make a payment through an internet website or online portal that exceeds the amount of any fee charged by the operator of the internet website or online portal for the use of the website or portal; requiring a written rental agreement to separately identify any such fee under certain circumstances; authorizing a tenant to bring a civil action against a landlord who has committed certain violations; requiring a landlord or his or her agent to provide, upon request, a copy of a written rental agreement to a prospective tenant; requiring a landlord to refund certain fees collected from a prospective tenant under certain circumstances; prohibiting a landlord from collecting certain application fees; requiring certain references to the amount of rent due under a rental agreement to be set forth in a certain manner; and providing other matters properly relating thereto.

**EFFECTIVE:** October 1, 2025

### AB211

An act relating to property; requiring a county or city to require a property owner to repair or rehabilitate or abate certain conditions on a residential multi-family rental property under certain circumstances; establishing procedures relating to a property owner's failure to repair or rehabilitate or abate certain conditions on the residential multi-family rental property; authorizing certain local governments and persons to bring an action to require the repair or rehabilitation or abatement or appoint a receiver for substandard property in certain circumstances; establishing the powers and duties of a receiver appointed for substandard property; making various other changes relating to substandard properties; and providing other matters properly relating thereto.

**EFFECTIVE:** October 1, 2025

### AB25S

An act relating to real estate; requiring brokerage agreements to be in writing; and providing other matters properly relating thereto.

**EFFECTIVE:** October 1, 2025

Nevada Legislature 83<sup>rd</sup> Session Update

# What is an “ADU”? AB 396?

Nevada Legislature 83<sup>rd</sup> Session Update

### AB241

An act relating to housing; requiring the governing body of each county and city to adopt an ordinance to authorize by-right a multifamily housing development or mixed-use development that includes a residential use on property zoned for commercial use; declaring void certain county or city ordinances; authorizing the State Land Registrar to transfer, under certain circumstances, certain real property owned by the State of Nevada to certain entities without consideration; and providing other matters properly relating thereto.

**EFFECTIVE:** October 1, 2025

### AB396

An act relating to housing; requiring the governing body of certain counties and cities to adopt an ordinance to authorize the development and use of accessory dwelling units on residential property; setting forth certain requirements for the ordinance; providing that if the governing body of certain counties and cities does not adopt such an ordinance by July 1, 2026, accessory dwelling units are authorized on any parcel zoned for residential use without restriction; revising provisions relating to the amendment of a declaration or the termination of a common-interest community; requiring proof of certain insurance policies be furnished in a resale package to a purchaser of a unit in a common-interest community; increasing the fine that may be imposed by the Commission for Common-Interest Communities and Condominium Hotels for certain violations; making various other changes relating to common-interest communities; and providing other matters properly relating thereto.

**EFFECTIVE:** June 6, 2025 (Section 13, Section 14)  
June 6, 2025 (Provisions of Sections 1-12, inclusive)  
July 1, 2025 (All other provisions)

### AB478

An act relating to construction; setting forth certain limitations on a board of county commissioners as the governing body of a city in adopting an ordinance restricting the hours in which construction work may begin during certain times of the year; revising certain prohibitions on a declarant-controlled common-interest community from restricting the hours that construction work may begin during certain times of the year; and providing other matters properly relating thereto.

**EFFECTIVE:** June 5, 2025

### SB114

An act relating to property; requiring certain landlords to establish a policy requiring certain applicants for employment to undergo a criminal background check as a condition of employment; requiring such landlords to take certain actions relating to dwelling unit keys; requiring such landlords to maintain a log of certain information and actions on the premises; authorizing the filing of a civil action under certain circumstances; and providing other matters properly relating thereto.

**EFFECTIVE:** October 1, 2025

# FOUR Scenarios

## Scenario 1: The Open House Greeter

An unlicensed assistant is stationed at the front door of an open house. They welcome guests, ask them to sign in, and hand out a property flyer. When a visitor asks, “So what’s the HOA fee here, and does it cover landscaping?” the assistant responds based on what they remember from the listing.

- Is it legal for the assistant to greet and manage sign-ins?
- Can the assistant hand out printed flyers with broker-approved information?
- Did answering the visitor’s HOA fee question cross the line into “explaining details” or was it acceptable? How should the assistant have handled the question instead?
- See Bulletin #10

### ATIONAL BULLETIN #010

(continued from page 1)

What activities CANNOT be performed by an unlicensed assistant / virtual assistant?

An unlicensed assistant CANNOT:

- Negotiate or agree to any commission, commission split, management fee or referral fee on behalf of a licensee or receive a referral fee from a licensee.
- Provide advice or guidance to a client or consumer regarding a real estate contract, brokerage agreement, property management agreement, title, financing, closing or other real estate document.
- Show property or provide clients or consumers information on listings.
- Answer any questions about a listing, including asking price, square footage, age of structure.
- Give listing presentations, interview buyers or present or negotiate offers.
- Contact or solicit prospective sellers or buyers, landlords or tenants, including scheduling appointments as a result of a telemarketing survey asking any of those parties if they would like to speak with a licensee about their real estate questions.

May an unlicensed assistant host an open house?

Yes, but care must be taken that the unlicensed assistant does not show the property to prospective purchasers. That means an unlicensed assistant may welcome visitors, hand-out brochures prepared by the licensee and serve refreshments at an open house, but all inquiries about the listing must be referred to a licensee. The host must NOT point out features of the home or neighborhood to visitors, but may distribute flyers or brochures prepared by a licensee that describe the property. The same rules for what an unlicensed assistant can and cannot do apply to hosting an open house.

What are the broker's responsibilities regarding unlicensed assistants?

## Scenario 2: The Marketing Maven

A broker asks their unlicensed virtual assistant to design a flyer for a new listing and post it on social media. The assistant writes captions such as: “Call me today to schedule a showing—I can help you get this home before it’s gone!” and lists their name and phone number instead of the broker.

- Is creating and posting marketing materials legal for an unlicensed assistant?
- Does the wording “Call me today to schedule a showing” suggest the assistant is soliciting business? How could this social media post be revised so it stays within the law?
- Who must approve the ad before it goes live?

### **NRS 645.235 Administrative fine for engaging in certain conduct without license, permit, certificate, registration or authorization; procedure for imposition of fine; judicial review; exceptions.**

1. In addition to any other remedy or penalty, the Commission may impose an administrative fine against any person who knowingly

(a) Engages or offers to engage in any activity for which a license, permit, certificate or registration or any type of authorization is required pursuant to this chapter, or any regulation adopted pursuant thereto, if the person does not hold the required license, permit, certificate or registration or has not been given the required authorization; or

(b) Assists or offers to assist another person to commit a violation described in paragraph (a).

**2. If the Commission imposes an administrative fine against a person pursuant to this section, the amount of the administrative fine may not exceed the amount of any gain or economic benefit that the person derived from the violation or \$5,000, whichever amount is greater.**

3. In determining the appropriate amount of the administrative fine, the Commission shall consider:

(a) The severity of the violation and the degree of any harm that the violation caused to other persons;

(b) The nature and amount of any gain or economic benefit that the person derived from the violation;

(c) The person’s history or record of other violations; and

(d) Any other facts or circumstances that the Commission deems to be relevant.

4. Before the Commission may impose the administrative fine, the Commission must provide the person with notice and an opportunity to be heard.

5. The person is entitled to judicial review of the decision of the Commission in the manner provided by [chapter 233B](#) of NRS.

6. The provisions of this section do not apply to a person who engages or offers to engage in activities within the purview of this chapter if:

(a) A specific statute exempts the person from complying with the provisions of this chapter with regard to those activities; and

(b) The person is acting in accordance with the exemption while engaging or offering to engage in those activities.

## Scenario 3: The Transaction Helper

During escrow, REALTOR Sally asks the unlicensed assistant to prepare a closing packet. The assistant assembles all required disclosures and contracts, then calls the buyer to explain the HOA resale package and answer their questions.

- Is it legal for an unlicensed assistant to assemble a packet of disclosures and contracts? What about explaining the resale package to the buyer?
- How should the assistant respond if a client asks questions about documents? What role should the broker or licensed agent play at this point?

Roberts, Bradford <a href="#">2019-893</a> B.143293 (Revoked) B.1000704 (Revoked) PM.164974 (Revoked)	January 2022	Violated <a href="#">NRS 645.235(1)(b)</a> by assisting his assistant in engaging in unlicensed activity.	\$5,000 fine \$2,357.32 in Division costs and fees
---	--------------	---	---

**If you assist someone in having  
THEM conduct activities that  
REQUIRE a license...  
You could be fined \$5,000 + costs**

**SECOND BREAK/Final Video – One more time...?**

## Scenario 4: The Gratuitous Listing – ASK YOUR BROKER!!

**Scenario 4: The gratuitous listing?**

Ask **YOUR** Broker—we won't discuss compensation here because of the Sherman Anti-Trust act?

Nevada Legislature 83rd Session Update

Back to the Bills

**Everyone agreed AB121 PM Tenant *actual rents* Transparency was important.**



AB121 Nevada pros and cons

AI Mode All Images News Short videos Forums Videos More Tools

◆ AI Overview

Nevada's Assembly Bill 121 (AB121), effective October 1, 2025, primarily focuses on **increasing transparency in the rental market** by banning hidden "junk" fees and requiring landlords to be clear about the total monthly rent. [🔗](#)

Here are the pros and cons of the legislation:

# Two sides of the legislation...

## Pros of AB121

- **Eliminates Hidden Fees:** Landlords can no longer surprise tenants with unexpected monthly charges (e.g., for pest control, amenities, or an Amazon locker) after the lease is signed.
- **Pricing Transparency:** The advertised rent for a unit must be the total amount the tenant pays, including all mandatory fees, making it easier for renters to budget.
- **Guaranteed Free Payment Method:** Landlords must offer at least one way to pay rent that is free of charge and does not require tenants to provide bank account information (such as by check or money order).
- **Fairer Application Process:** Application fees for credit or background checks for minors are prohibited, and landlords must refund a prospective tenant's application fee if the unit is rented to someone else and the landlord didn't conduct the screening activity.
- **Empowers Tenants:** The bill provides tenants with legal recourse, allowing them to bring civil action against landlords who violate the new requirements.

Nevada Legislature 83rd Session Update

## Cons of AB121

- **Administrative Burden on Landlords:** Property owners, particularly small landlords, may face an increased administrative burden in updating their lease agreements, advertising practices, and payment systems to ensure compliance with the new rules.
- **Potential for Legal Disputes:** Some sections, such as the specifics of the "free payment method," have unsettled legal interpretations, which could lead to case-by-case court challenges and uncertainty for landlords during eviction actions.
- **Impact on Cost Recovery:** Landlord organizations have raised concerns that the law may limit their ability to recover certain operational costs, potentially impacting their business model.
- **Perceived as Anti-Landlord:** Some industry groups view the bill as part of a political climate that is not supportive of landlords' operational needs, arguing that the focus is singular to a tenant's perspective.
- **Potential for Higher Base Rent:** While junk fees are banned, critics suggest landlords might just increase the base rent to cover those same costs, rather than absorbing them.

## One last look w/Jamie



Nevada Legislature 83<sup>rd</sup> Session Update

## **A SUMMARY OF A FEW OF THE BILLS...**

## From either perspective

**AB258 is particularly noteworthy because it amended the DEFINITION of a Brokerage Agreement!**

**The prior definition said “an oral or written agreement”**

**The word ORAL was removed!!!**

## **Especially Important to Property Managers**

**Besides AB 121 (transparency), AB44 was about Rent Control and Unfair Trade Practices –**

**It was Vetoed**

**AB280 Senior Rent Control**

**Also Vetoed**

## **All of these PASSED**

**AB211, Multi-Family Habitability**

**AB475, Eviction Diversion**

**SB114, Mia’s Law/Access to Dwelling Units by employees of P.M.’s**

**Just as an example of what you’ll find if you go to “Resources”**

## Assembly Bill No. 475—Committee on Ways and Means

## CHAPTER.....

AN ACT making appropriations to Clark County, the City of Reno and the Nevada Rural Housing Authority for eviction diversion programs; and providing other matters properly relating thereto.

EXPLANATION - Matter in *bolded italics* is new; matter between brackets [omitted material] is material to be omitted.

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

**Section 1.** 1. There is hereby appropriated from the State General Fund to Clark County the sum of \$15,000,000 for eviction diversion programs.

2. Money appropriated by subsection 1 may be:

(a) Awarded as a grant to another entity to carry out an eviction diversion program.

(b) Used for administrative costs to carry out an eviction diversion program, except not more than 10 percent of the money appropriated by subsection 1 may be used for such administrative costs by Clark County or any entity to which a grant is awarded pursuant to paragraph (a).

3. Upon acceptance of the money appropriated by subsection 1, the County Manager of Clark County agrees to:

(a) Prepare and transmit a report to the Interim Finance Committee on or before December 18, 2026, that describes each expenditure made from the money appropriated by subsection 1 from the date on which the money was received by Clark County through December 1, 2026;

(b) Prepare and transmit a final report to the Interim Finance Committee on or before September 17, 2027, that describes each expenditure made from the money appropriated by subsection 1 from the date on which the money was received by Clark County through June 30, 2027; and

(c) Upon request of the Legislative Commission, make available to the Legislative Auditor any of the books, accounts, claims, reports, vouchers or other records of information, confidential or otherwise, of Clark County, regardless of their form or location, that the Legislative Auditor deems necessary to conduct an audit of the use of the money appropriated by subsection 1.

4. Any remaining balance of the appropriation made by subsection 1 must not be committed for expenditure after June 30, 2027, by the entity to which the appropriation is made or any entity



## SB114 – Mia’s Law – Who can have keys?

**If you work for a landlord of (more than 50) dwelling units for certain older persons, you have to undergo a criminal background check as a condition of employment. You also must keep a “log” that accounts for issuance and return of a unit key.**

<b>Summary</b>	Revises provisions governing certain landlords. (BDR 10-125)
<b>Introduction Date</b>	Friday, January 24, 2025
<b>Fiscal Notes</b>	Effect on Local Government: No. Effect on the State: No.
<b>Primary Sponsors</b>	<a href="#">View 2 Primary Sponsors</a>
<b>Co-Sponsor(s)</b>	<a href="#">View 11 Co-Sponsors</a>
<a href="#">View Title and Digest</a> ^	
<b>Title</b>	<a href="#">AN ACT relating to property; requiring certain landlords t...</a>
<b>Digest</b>	<a href="#">Close digest</a> Existing law requires certain persons who work for a landlord of dwelling units intended and operated exclusively for certain older persons to undergo a criminal background check as a condition of employment with the landlord. (NRS 118A.335) Section 1 of this bill requires a landlord of a covered premises to establish: (1) a policy requiring certain applicants for employment to undergo a criminal background check as a condition of employment; and (2) certain written policies and procedures relating to dwelling unit keys. Section 1 also requires any such landlord to maintain on the premises: (1) a log that accounts for the issuance and return of each dwelling unit key; and (2) the written policies and procedures relating to dwelling unit keys established pursuant to section 1. Section 1 defines the term “covered premises” to mean a premises comprising more than: (1) 50 dwelling units attached to a single parcel of property in a county whose population is 100,000 or more (currently Clark and Washoe Counties); or (2) 30 dwelling units attached to a single parcel of property in a county whose population is less than 100,000 (currently all counties other than Clark and Washoe Counties). Section 1 also authorizes a civil action to be brought against a landlord that violates the provisions of section 1 by a person aggrieved by the violation or a district attorney.

