



Nevada Law *and* 83rd 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 <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:

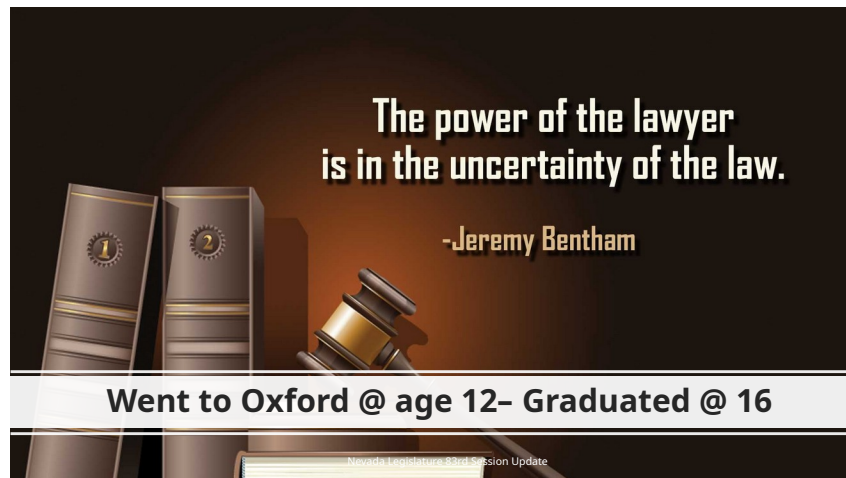
1. Unrelated to the instruction.
2. Which are distracting to other students or the instructor.
3. Which otherwise disrupt the orderly conduct of a class.

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)?

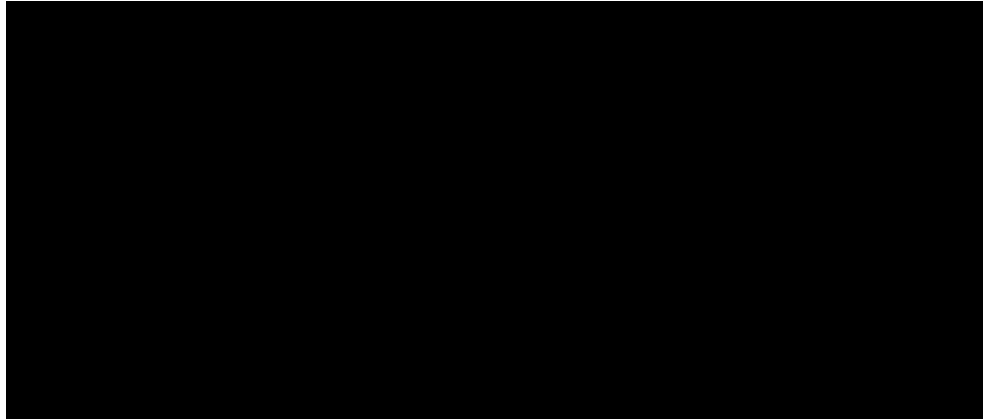
a) Experience ‘on the Hill’ in Washington D.C. for Senator Reid

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

Nevada Legislature's Session Update

FIRST BREAK

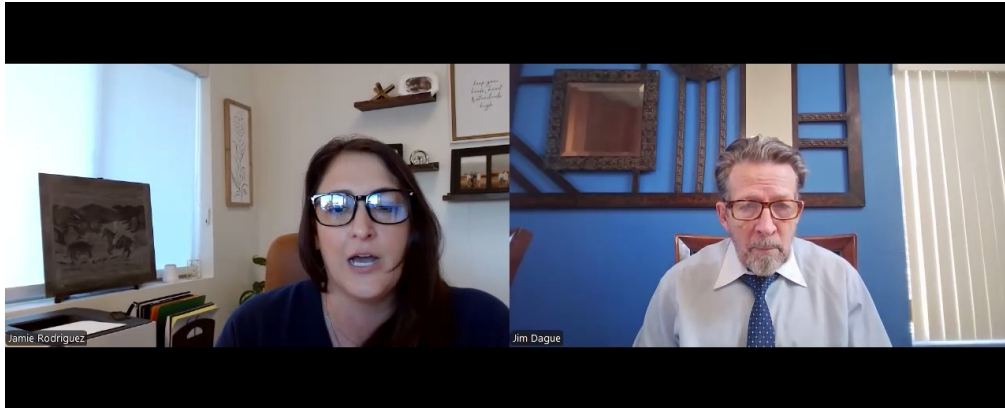
PART II – The Process

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

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

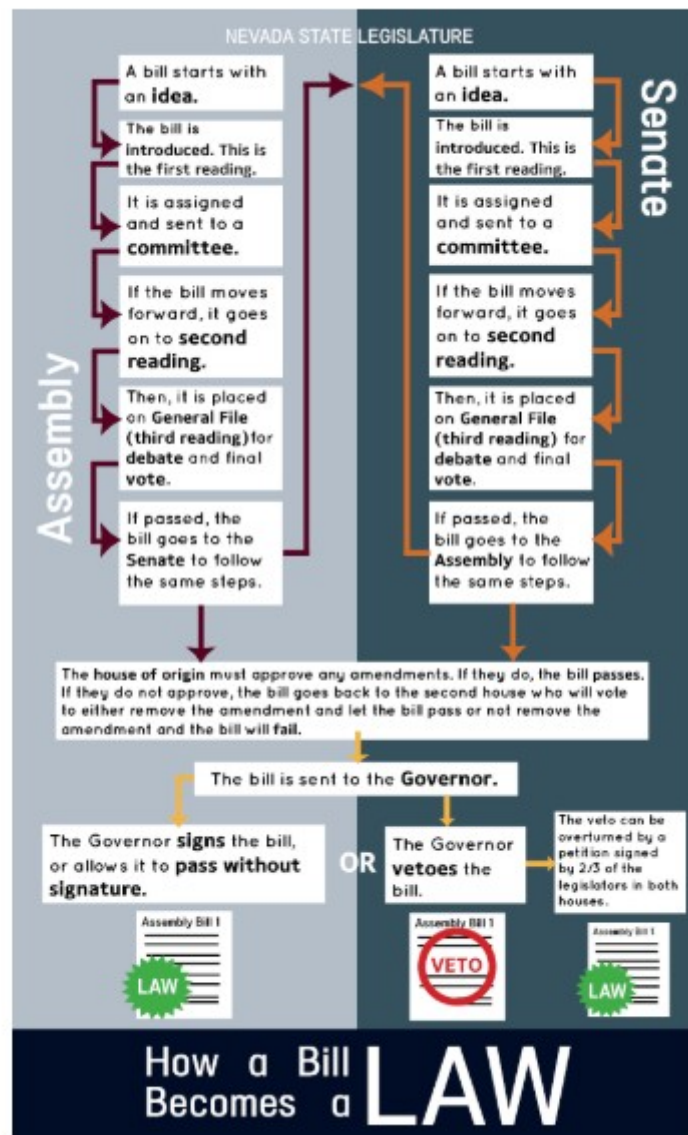
How do they
make the Sausage?

- 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® 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:

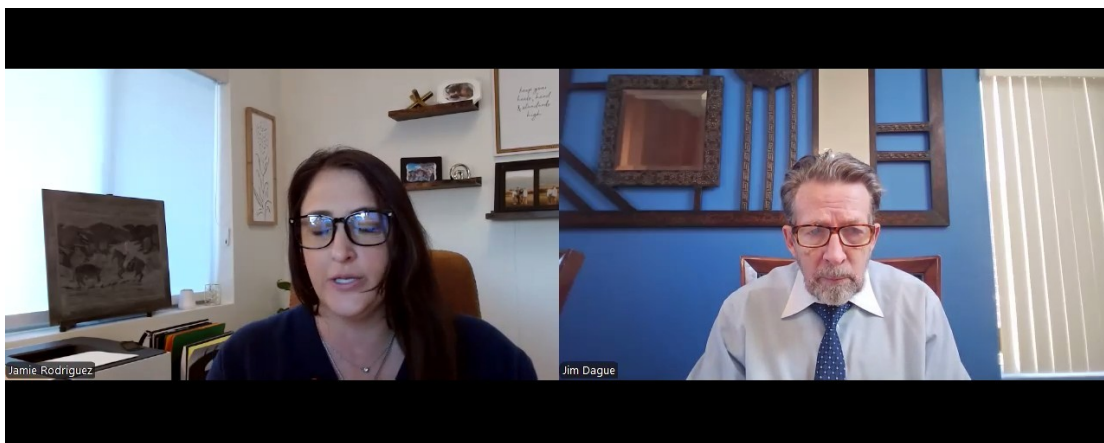
To the Floor for Discussion, possible amendment, Vote – IF IT PASSES

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!



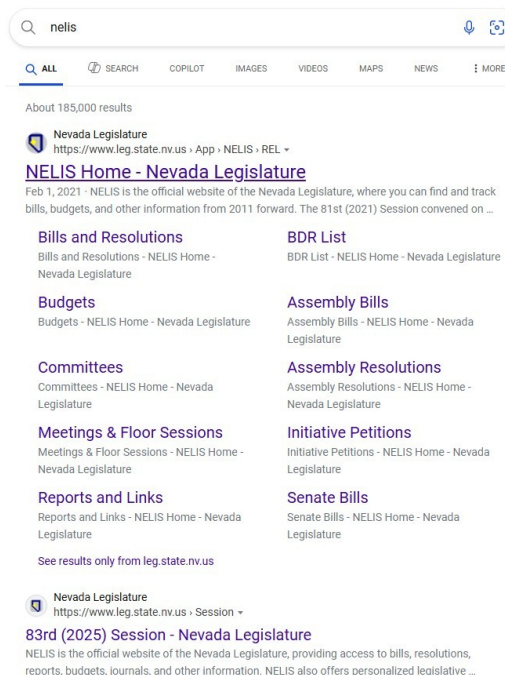
A Few RESOURCES

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



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 83RD LEGISLATIVE SESSION

The 83rd (2025) Legislative Session began on February 3rd, 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](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

Nevada Legislature® Session Update

Do you know what bills passed at the 83rd Legislative Session?

AB110

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 multifamily 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 multifamily 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 substantial property in certain circumstances; establishing the powers and duties of a receiver appointed for substantial property; making various other changes relating to substantial properties; and providing other matters properly relating thereto.

EFFECTIVE: October 1, 2025

AB258

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

EFFECTIVE: October 1, 2025

What is an "ADU"? AB 396?

Nevada Legislature 83rd 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 or 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 declared-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

(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.

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 pursuant to this chapter, or any regulation adopted pursuant thereto, if the person does not hold the required license, permit, certificate or registration 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 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 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
 - (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

Nevada Legislature 83 Session Update

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
[2019-893](#)
B.143293 (Revoked)
B.1000704 (Revoked)
PM.164974 (Revoked)

January 2022

Violated [NRS 645.235\(1\)\(b\)](#) 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!!**

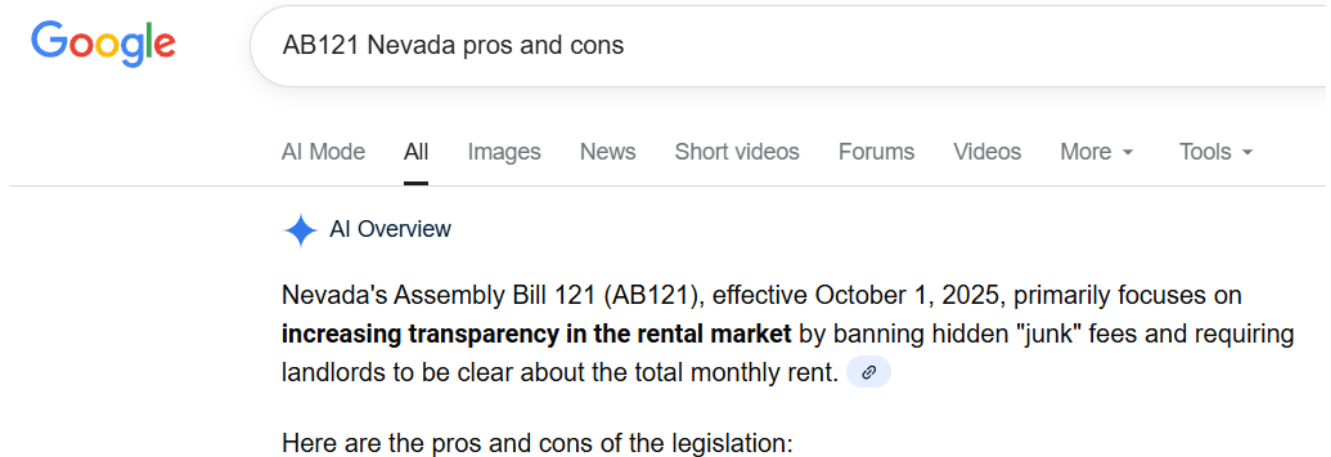
**Scenario
4: The
gratuitous
listing?**

Ask YOUR Broker –
we won't discuss
compensation here
because of the
Sherman AntiTrust
act?

Nevada Legislature 83rd Session Update

Back to the Bills

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



The screenshot shows a Google search interface. The search bar contains the text "AB121 Nevada pros and cons". Below the search bar, there are tabs for "AI Mode", "All", "Images", "News", "Short videos", "Forums", "Videos", "More", and "Tools". The "AI Mode" tab is selected. Below the tabs, there is a section titled "AI Overview" with a blue star icon. The summary text reads: "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." There is a small link icon at the end of the summary. Below the summary, it says "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.

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



A SUMMARY OF A FEW OF THE BILLS...

From eitherperspective

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

The prior definitionsaid“an oral or writtenagreement”

The word ORAL was removed!!!

Especially Important to Property Managers

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

It wasVetoed

AB280 *Senior Rent Control*

Also Vetoed

All of these PASSED

AB211, MultiFamily 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.

Summary	Revises provisions governing certain landlords. (BDR 10-125)
Introduction Date	Friday, January 24, 2025
Fiscal Notes	Effect on Local Government: No. Effect on the State: No.
Primary Sponsors	View 2 Primary Sponsors
Co-Sponsor(s)	View 11 Co-Sponsors
View Title and Digest	View Title and Digest
Title	AN ACT relating to property; requiring certain landlords t...
Digest	Close digest 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.

Bonus Content

**UP TO 6 Hrs.
Agency,
Ethics
Law/Leg
Broker Mgt.**

commissioners' corner

Dear Licensees,

Technology advances are occurring at an ever-increasing pace and present both challenges and opportunities for the real estate professional. At the forefront of today's advancements is Artificial Intelligence, more commonly referred to as "AI." Within the umbrella of AI is "generative" AI which has burgeoned into a massive consumer of our nation's electrical supply, a stock "market mover," and as a blessing and a curse to real estate brokers across America. Let me explain.

Generative AI presents the most compelling challenge to how real estate has been practiced for the last many decades, in that it promises to touch every facet of how real estate licensees interact with the public to which they owe their fidelity. Now, you can open a website, enter a "prompt" to tell the AI agent what you need and within seconds you are presented with results that allow you to place your "brain in a jar" and your "license on the line." When using AI to help unleash your creative mind and improve your marketing, you face fewer risks, but when you allow AI to replace your judgment with its own, you might very well be stepping first-in-line into a new world of Administrative Licensing Laws and/or controlling case law in your state. Your AI agent may have made you sound very intelligent and legally adept, but it may also help you exceed your license and expose yourself and your broker to legal liability.

Brokers, if you have not done so already, it is time to create and circulate your office policy on AI and its uses, setting limits to how your licensees use AI agents and when. Consult counsel.

Using an AI agent to double-check your grammar, consolidate lengthy and jumbled emails, generate a marketing flyer for broker approval, or ask AI for ideas for clever and captivating marketing descriptions can augment your abilities. As a best practice, AI should not be used to perform tasks that exceed your license, to perform tasks an unlicensed assistant could not perform, and all AI work products should be reviewed for accuracy and completeness. AI will transform how licensees perform. Manage your risks and always operate under your Brokerage policies and NRS/NAC.

Sincerely,
Donna A. Ruthe, President

2026 COMMISSION MEETINGS:

*All meetings have the opportunity for in-person or virtual attendance.

WINTER	FEBRUARY 10 th -12 th IN LAS VEGAS	SPRING	MAY 6 th -7 th IN LAS VEGAS	SUMMER	AUGUST 17 th -19 th IN CARSON CITY	FALL	NOVEMBER 17 th -19 th IN LAS VEGAS
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WHAT IS THE NEVADA REAL ESTATE COMMISSION?

The Real Estate Commission is a five-member body, appointed by the governor, that acts in an advisory capacity to the Nevada Real Estate Division. The group adopts regulations and conducts disciplinary hearings among other duties. The Real Estate Commission conducts business four times a year.

commissioners

	DONNA A. RUTHE President Clark County Appointed: 04/01/2023 Term Expires: 03/31/2026
	FORREST BARBEE Vice President Clark County Appointed: 03/01/2024 Term Expires: 02/28/2027
	DAVID TINA Commissioner Clark County Reappointed: 11/01/2024 Term Expires: 10/31/2027
	WILLIAM BRADLEY SPIERS Commissioner Douglas County Appointed: 11/01/2024 Term Expires: 10/31/2027
	CHRISTOPHER RAYNOR Commissioner Washoe County Appointed: 11/01/2025 Term Expires: 10/31/2028

Nevada Legislature Session Update



Evaluations...

Extra Content (added after approval of course – For information only – NOT mandatory)

The Review Journal Nov. 23 issue article by McKenna Ross covered the “Special Session”