

ASSEMBLY BILL NO. 218—ASSEMBLYWOMAN CONSIDINE

FEBRUARY 23, 2023

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions governing landlords and tenants. (BDR 10-136)

FISCAL NOTE: Effect on Local Government: Increases or Newly Provides for Term of Imprisonment in County or City Jail or Detention Facility. Effect on the State: Yes.

~

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

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; authorizing a tenant to bring a civil action against a landlord who has committed certain violations; prohibiting a landlord 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 such service; requiring a written rental agreement to separately identify such a fee under certain circumstances; requiring a landlord or his or her agent to provide, upon request, a copy of a written rental agreement to a prospective tenant; 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.

Legislative Counsel’s Digest:

1 Existing law sets forth certain requirements relating to a written rental
2 agreement. Existing law requires any written agreement for the use and occupancy
3 of a dwelling unit or premises to contain provisions relating to the amount of rent
4 due and the manner and time of its payment. (NRS 118A.200) **Section 4** of this bill
5 requires that, in each place where a landlord lists the amount of rent due under a
6 rental agreement and in any reference to the amount of rent due in a written rental
7 agreement, the rent must be set forth as a single figure representing the total amount



8 of periodic rent that includes the amount of any fixed, mandatory fees to be charged
9 to the tenant in addition to the base rent. **Section 4** prohibits a landlord from
10 charging a tenant an amount for periodic rent that exceeds the amount of rent due
11 under the written rental agreement, as set forth in the manner required by **section 4**.
12 **Section 3.5** of this bill requires a landlord or his or her agent, upon request,
13 to provide a prospective tenant with a copy of the written rental agreement, if any, to
14 which the prospective tenant would be subject if he or she were to become a tenant.

15 **Section 2** of this bill requires a landlord to provide a tenant at least one method
16 to pay rent or any other fee or charge which does not require the tenant to: (1) pay
17 any fee or charge to use the method; or (2) provide information concerning a bank
18 account of the tenant. **Section 2** also prohibits a landlord or his or her agent who
19 allows a tenant to pay rent or any other fee or charge through an Internet website or
20 online portal from charging the tenant a fee to make a payment through the Internet
21 website or online portal in an amount that exceeds the amount of any fee charged
22 for the use of the Internet website or online portal by the operator of the Internet
23 website or online portal. **Section 2** requires the amount of any fee to be charged to
24 the tenant by the landlord or his or her agent for the use of an Internet website or
25 online portal to make a payment to be separately identified in any written rental
26 agreement.

27 **Section 3** of this bill authorizes a tenant who is aggrieved by a violation of the
28 requirements of **section 4** concerning the manner in which rent must be listed or
29 referenced in a written rental agreement or the prohibition set forth in **section 4** on
30 charging a tenant an amount for periodic rent that exceeds the amount of rent due
31 under a written rental agreement to bring a civil action for such a violation. **Section**
32 **3** requires a court to award certain relief to a tenant who prevails in such an action.

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

1 **Section 1.** Chapter 118A of NRS is hereby amended by
2 adding thereto the provisions set forth as sections 2, 3 and 3.5 of this
3 act.

4 **Sec. 2. 1. A landlord or his or her agent shall provide a**
5 **tenant at least one method of paying rent or any other fee or**
6 **charge which does not require the tenant to:**

7 **(a) Pay any fee or charge for using the method; or**

8 **(b) Provide information concerning a bank account of the**
9 **tenant.**

10 **2. If a landlord or his or her agent allows a tenant to pay rent**
11 **or any other fee or charge through an Internet website or online**
12 **portal:**

13 **(a) The landlord or his or her agent shall not charge the**
14 **tenant a fee to make a payment through the Internet website or**
15 **online portal in an amount that exceeds the amount of any fee**
16 **charged for the use of the Internet website or online portal by the**
17 **operator of the Internet website or online portal; and**

18 **(b) The amount of any fee charged to the tenant by the**
19 **landlord or his or her agent for the use of the Internet website or**



1 *online portal must be separately identified in any written rental*
2 *agreement.*

3 **Sec. 3. 1.** *A tenant who is aggrieved by a violation of*
4 *subsection 6 or 7 of NRS 118A.200 may bring a civil action in any*
5 *court of competent jurisdiction for such violation.*

6 **2.** *If a tenant prevails in an action brought pursuant to*
7 *subsection 1, the court shall award the tenant:*

8 *(a) Any damages the tenant has sustained;*

9 *(b) Any equitable relief that the court deems appropriate;*

10 *(c) The tenant's costs in the action and reasonable attorney's*
11 *fees;*

12 *(d) Statutory damages of \$1,000 for each violation which*
13 *involved deception; and*

14 *(e) Treble the amount of actual damages sustained by the*
15 *tenant as a result of each willful violation.*

16 **Sec. 3.5.** *A landlord or his or her agent shall, upon request,*
17 *provide to a prospective tenant a copy of the written rental*
18 *agreement, if any, to which the tenant would be subject if he or*
19 *she were to become a tenant.*

20 **Sec. 4.** *NRS 118A.200 is hereby amended to read as follows:*

21 **118A.200 1.** *Any written agreement for the use and*
22 *occupancy of a dwelling unit or premises must be signed by the*
23 *landlord or his or her agent and the tenant or his or her agent.*

24 **2.** *The landlord shall provide one copy of any written*
25 *agreement described in subsection 1 to the tenant free of cost at the*
26 *time the agreement is executed and, upon request of the tenant,*
27 *provide additional copies of any such agreement to the tenant within*
28 *a reasonable time. The landlord may charge a reasonable fee for*
29 *providing the additional copies.*

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

32 *(a) Duration of the agreement.*

33 *(b) Amount of rent , set forth in the manner required by*
34 *subsection 6, and the manner and time of its payment.*

35 *(c) Occupancy by children or pets.*

36 *(d) Services included with the dwelling rental.*

37 *(e) Fees which are required and the purposes for which they are*
38 *required.*

39 *(f) Deposits which are required and the conditions for their*
40 *refund.*

41 *(g) Charges which may be required for late or partial payment of*
42 *rent or for return of any dishonored check.*

43 *(h) Inspection rights of the landlord.*

44 *(i) A listing of persons or numbers of persons who are to occupy*
45 *the dwelling.*



1 (j) Respective responsibilities of the landlord and the tenant as
2 to the payment of utility charges.

3 (k) A signed record of the inventory and condition of the
4 premises under the exclusive custody and control of the tenant.

5 (l) A summary of the provisions of NRS 202.470.

6 (m) Information regarding the procedure pursuant to which a
7 tenant may report to the appropriate authorities:

8 (1) A nuisance.

9 (2) A violation of a building, safety or health code or
10 regulation.

11 (n) Information regarding the right of the tenant to engage in the
12 display of the flag of the United States, as set forth in
13 NRS 118A.325.

14 4. In addition to the provisions required by subsection 3, any
15 written rental agreement for a single-family residence which is not
16 signed by an authorized agent of the landlord who at the time of
17 signing holds a permit to engage in property management pursuant
18 to chapter 645 of NRS must contain a disclosure at the top of the
19 first page of the agreement, in a font size at least two times larger
20 than any other font size in the agreement, which states that:

21 (a) There are rebuttable presumptions in NRS 205.0813 and
22 205.0817 that the tenant does not have lawful occupancy of the
23 dwelling unless the agreement:

24 (1) Is notarized or is signed by an authorized agent of the
25 landlord who at the time of signing holds a permit to engage in
26 property management pursuant to chapter 645 of NRS; and

27 (2) Includes the current address and telephone number of the
28 landlord or his or her authorized representative; and

29 (b) The agreement is valid and enforceable against the landlord
30 and the tenant regardless of whether the agreement:

31 (1) Is notarized or is signed by an authorized agent of the
32 landlord who at the time of signing holds a permit to engage in
33 property management pursuant to chapter 645 of NRS; or

34 (2) Includes the current address and telephone number of the
35 landlord or his or her authorized representative.

36 5. The absence of a written agreement raises a disputable
37 presumption that:

38 (a) There are no restrictions on occupancy by children or pets.

39 (b) Maintenance and waste removal services are provided
40 without charge to the tenant.

41 (c) No charges for partial or late payments of rent or for
42 dishonored checks are paid by the tenant.

43 (d) Other than normal wear, the premises will be returned in the
44 same condition as when the tenancy began.



1 6. *In each place where a landlord lists the amount of rent due*
2 *under a rental agreement and in any reference in a written rental*
3 *agreement to the amount of rent due under the agreement, the*
4 *rent must be set forth as a single figure representing the total*
5 *amount of periodic rent that includes the amount of any fixed,*
6 *mandatory fees to be charged to the tenant in addition to the base*
7 *rent.*

8 7. *A landlord shall not charge a tenant an amount for*
9 *periodic rent that exceeds the amount of rent due under a written*
10 *rental agreement as set forth in the manner required by*
11 *subsection 6.*

12 8. It is unlawful for a landlord or any person authorized to
13 enter into a rental agreement on his or her behalf to use any written
14 agreement which does not conform to the provisions of this section,
15 and any provision in an agreement which contravenes the provisions
16 of this section is void.

17 ~~7.7~~ 9. As used in this section, "single-family residence"
18 means a structure that is comprised of not more than four units. The
19 term does not include a manufactured home as defined in
20 NRS 118B.015.

