

---

---

ASSEMBLY BILL NO. 317—ASSEMBLYMEN GONZÁLEZ, WATTS,  
CONSIDINE; ANDERSON, DURAN, MARTINEZ, PETERS,  
THOMAS AND TORRES

MARCH 17, 2021

---

JOINT SPONSORS: SENATORS RATTI, DONATE,  
OHRENSCHALL; AND DENIS

---

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to housing.  
(BDR 10-778)

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: No.

~

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

---

---

AN ACT relating to housing; prohibiting discrimination in housing and certain other transactions involving real property on the basis of source of income; requiring a person who refuses to rent a dwelling to a prospective tenant to provide to the prospective tenant a written notice that states the reason for the refusal; providing a penalty; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

- 1 Existing law, commonly referred to as the Nevada Fair Housing Law, prohibits
- 2 discrimination in housing, including selling or renting a dwelling, on the basis of
- 3 race, religious creed, color, national origin, disability, sexual orientation, gender
- 4 identity or expression, ancestry, familial status or sex. The Nevada Fair Housing
- 5 Law also authorizes remedies to enforce the law if a person engages in such
- 6 discrimination, which includes the authority to file a complaint with the Nevada
- 7 Equal Rights Commission and to file an action in a district court to obtain an
- 8 injunction and civil damages. (NRS 118.010-118.120, chapter 233 of NRS)
- 9 Existing law further makes it a crime to engage in such discrimination as a basis to
- 10 refuse to rent, lease, sell or otherwise convey property, or to deny a real estate loan
- 11 or engage in certain other practices relating to such a loan. (NRS 207.300, 207.310)
- 12 Existing law also makes it a crime for a real estate broker or salesperson to engage



13 in such discrimination with respect to certain real estate transactions and subjects a  
14 real estate appraiser to disciplinary action for refusing to prepare or communicate  
15 an appraisal based upon such discrimination. (NRS 645.321, 645C.480)

16 **Sections 3, 5, 10, 13-15 and 17-19** of this bill expand those prohibitions and  
17 crimes to include such discriminatory practices based upon source of income.  
18 **Sections 2, 12, 16, 18 and 19** of this bill define "source of income" to mean any  
19 lawful, verifiable source of money or housing assistance paid to or on behalf of a  
20 renter or buyer including, without limitation: (1) money from any legal occupation  
21 or activity; (2) money from any judgment, decree or order from a court of  
22 competent jurisdiction, including an order for the payment of child support; (3)  
23 money from any contract, agreement, loan or settlement; and (4) money or other  
24 benefits from any federal, state or local governmental program or service, including  
25 any disability benefits, housing choice voucher or any other subsidy for rent or  
26 program for the assistance of rent. **Sections 4, 6, 7, 9 and 11** of this bill make  
27 conforming changes to indicate the proper placement of **sections 2 and 3** within the  
28 Nevada Revised Statutes.

29 **Sections 3 and 8** of this bill require a person who refuses to rent a dwelling to a  
30 prospective tenant to provide the prospective tenant with a written notice that states  
31 the reason for the refusal.

---

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

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

3 **Sec. 2.** *"Source of income" means any lawful, verifiable*  
4 *source of money or housing assistance paid to or on behalf of a*  
5 *person seeking to buy or rent a dwelling, including, without*  
6 *limitation:*

7 1. *Money from any legal occupation or activity.*

8 2. *Money from any contract, agreement, loan or settlement.*

9 3. *Money from any judgment, decree or order from a court of*  
10 *competent jurisdiction, including, without limitation, an order for*  
11 *the payment of child support.*

12 4. *Money or other benefits from any federal, state or local*  
13 *governmental program or service, including, without limitation,*  
14 *any disability benefits, housing choice voucher or any other*  
15 *subsidy for rent or program for the assistance of rent. As used in*  
16 *this subsection, "housing choice voucher" includes, without*  
17 *limitation, any financial assistance that a person receives under*  
18 *the Housing Choice Voucher Program pursuant to section 8 of the*  
19 *United States Housing Act of 1937, 42 U.S.C. § 1437f, and any*  
20 *regulations adopted pursuant thereto or pursuant to any successor*  
21 *program.*

22 **Sec. 3.** 1. *A person shall not, because of source of income:*

23 (a) *Refuse to sell or rent or refuse to negotiate for the sale or*  
24 *rental of, or otherwise make unavailable or deny, a dwelling to*  
25 *any person;*



1 (b) Discriminate against any person in the terms, conditions or  
2 privileges of sale or rental of a dwelling, including the amount of  
3 breakage or brokerage fees, deposits or other undue penalties, or  
4 in the provision of services or facilities in connection therewith;

5 (c) Make, print or publish, or cause to be made, printed or  
6 published, any notice, statement or advertisement with respect to  
7 the sale or rental of a dwelling that indicates any preference,  
8 limitation or discrimination, or an intention to make any  
9 preference, limitation or discrimination;

10 (d) Represent to any person that any dwelling is not available  
11 for inspection, sale or rental when the dwelling is in fact so  
12 available;

13 (e) For profit, induce or attempt to induce any person to sell or  
14 rent any dwelling by representations regarding the entry or  
15 prospective entry into the neighborhood of a person with a  
16 particular source of income; or

17 (f) Coerce, intimidate, threaten or interfere with any person in  
18 the exercise or enjoyment of, or on account of that person having  
19 aided or encouraged any other person in the exercise or enjoyment  
20 of, any right granted or protected in this chapter.

21 2. If a person refuses to rent a dwelling to a prospective  
22 tenant, the person must provide the prospective tenant with a  
23 written notice that states the reason for the refusal.

24 3. This section does not apply to:

25 (a) A religious organization, corporation, association or  
26 society; or

27 (b) A person who:

28 (1) Owns and makes available for rent not more than one  
29 house, room or unit; or

30 (2) Owns and makes available for rent living quarters in  
31 not more than one dwelling containing living quarters occupied or  
32 intended to be occupied by not more than two families living  
33 independently of each other if the person actually maintains and  
34 occupies one of the living quarters as his or her residence.

35 4. Nothing in this section shall be construed to prohibit any  
36 secured residential for long-term care group home, supportive  
37 living facility, home in which supported living arrangement  
38 services are provided, assisted living facility or other facility for  
39 long-term care whose use is restricted to the elderly or to persons  
40 with physical or intellectual disabilities.

41 5. As used in this section:

42 (a) "Dwelling" includes a house, room or unit described in  
43 subsections 2 and 3 of NRS 118.060 and offered for rent.

44 (b) "Facility for long-term care" has the meaning ascribed to  
45 it in NRS 427A.028.



1       **Sec. 4.** NRS 118.010 is hereby amended to read as follows:  
2       118.010 The provisions of NRS 118.010 to 118.120, inclusive,  
3       *and sections 2 and 3 of this act* may be cited as the Nevada Fair  
4       Housing Law.

5       **Sec. 5.** NRS 118.020 is hereby amended to read as follows:  
6       118.020 1. It is hereby declared to be the public policy of the  
7       State of Nevada that all people in the State have equal opportunity  
8       to inherit, purchase, lease, rent, sell, hold and convey real property  
9       without discrimination, distinction or restriction because of race,  
10      religious creed, color, national origin, disability, sexual orientation,  
11      gender identity or expression, ancestry, familial status , ~~sex~~ ~~sex~~  
12      *or source of income.*

13      2. Nothing in this chapter shall be deemed to render  
14      enforceable a conveyance or other contract made by a person who  
15      lacks the capacity to contract.

16      **Sec. 6.** NRS 118.030 is hereby amended to read as follows:  
17      118.030 As used in NRS 118.010 to 118.120, inclusive, *and*  
18      *sections 2 and 3 of this act*, unless the context otherwise requires,  
19      the words and terms defined in NRS 118.040 to 118.093, inclusive,  
20      *and section 2 of this act* have the meanings ascribed to them in  
21      those sections.

22      **Sec. 7.** NRS 118.095 is hereby amended to read as follows:  
23      118.095 The Commission may adopt regulations, consistent  
24      with the fair housing provisions of 42 U.S.C. §§ 3601 et seq., to  
25      carry out the provisions of NRS 118.010 to 118.120, inclusive ~~and~~ ,  
26      *and sections 2 and 3 of this act.*

27      **Sec. 8.** NRS 118.100 is hereby amended to read as follows:  
28      118.100 1. A person shall not, because of race, religious  
29      creed, color, national origin, disability, sexual orientation, gender  
30      identity or expression, ancestry, familial status or sex:

31      ~~1.~~ (a) Refuse to sell or rent or refuse to negotiate for the sale  
32      or rental of, or otherwise make unavailable or deny, a dwelling to  
33      any person.

34      ~~2.~~ (b) Discriminate against any person in the terms, conditions  
35      or privileges of sale or rental of a dwelling, including the amount of  
36      breakage or brokerage fees, deposits or other undue penalties, or in  
37      the provision of services or facilities in connection therewith.

38      ~~3.~~ (c) Make, print or publish, or cause to be made, printed or  
39      published, any notice, statement or advertisement with respect to the  
40      sale or rental of a dwelling that indicates any preference, limitation  
41      or discrimination, or an intention to make any preference, limitation  
42      or discrimination. As used in this ~~subsection,~~ *paragraph*,  
43      “dwelling” includes a house, room or unit described in subsection 2  
44      or 3 of NRS 118.060.



1 ~~[4.]~~ (d) Represent to any person because of race, religious  
2 creed, color, national origin, disability, sexual orientation, gender  
3 identity or expression, ancestry, familial status or sex that any  
4 dwelling is not available for inspection, sale or rental when the  
5 dwelling is in fact so available.

6 ~~[5.]~~ (e) For profit, induce or attempt to induce any person to sell  
7 or rent any dwelling by representations regarding the entry or  
8 prospective entry into the neighborhood of a person of a particular  
9 race, religious creed, color, national origin, disability, sexual  
10 orientation, gender identity or expression, ancestry, familial status or  
11 sex.

12 ~~[6.]~~ (f) Coerce, intimidate, threaten or interfere with any person  
13 in the exercise or enjoyment of, or on account of that person having  
14 aided or encouraged any other person in the exercise or enjoyment  
15 of, any right granted or protected in this chapter.

16 *2. If a person refuses to rent a dwelling to a prospective*  
17 *tenant, the person must provide the prospective tenant with a*  
18 *written notice that states the reason for the refusal.*

19 **Sec. 9.** NRS 118.115 is hereby amended to read as follows:

20 118.115 A tenant has a defense in a summary proceeding or  
21 other action for possession of a dwelling if the landlord's attempt to  
22 terminate the tenancy or regain possession violates any provision of  
23 NRS 118.010 to 118.120, inclusive, *and sections 2 and 3 of this act*  
24 or the Fair Housing Act of 1968, 42 U.S.C. §§ 3601 et seq.

25 **Sec. 10.** NRS 118.120 is hereby amended to read as follows:

26 118.120 Any person may commence an action in any district  
27 court in this state to enforce the provisions of NRS 118.100,  
28 207.300, 207.310, 645.321 or 645C.480 *and section 3 of this act*  
29 not less than 1 year after the date of the occurrence or termination of  
30 an alleged violation of any of those provisions. If the court  
31 determines that the provisions of any of those sections have been  
32 violated by the defendant, and that the plaintiff has been injured  
33 thereby, it may enjoin the defendant from continued violation or  
34 may take such other affirmative action as may be appropriate, and,  
35 in the case of a prevailing plaintiff, may award to the plaintiff actual  
36 damages, punitive damages, court costs and a reasonable attorney's  
37 fee.

38 **Sec. 11.** NRS 118A.510 is hereby amended to read as follows:

39 118A.510 1. Except as otherwise provided in subsection 3,  
40 the landlord may not, in retaliation, terminate a tenancy, refuse to  
41 renew a tenancy, increase rent or decrease essential items or services  
42 required by the rental agreement or this chapter, or bring or threaten  
43 to bring an action for possession if:

44 (a) The tenant has complained in good faith of a violation of a  
45 building, housing or health code applicable to the premises and



1 affecting health or safety to a governmental agency charged with the  
2 responsibility for the enforcement of that code;

3 (b) The tenant has complained in good faith to the landlord or a  
4 law enforcement agency of a violation of this chapter or of a  
5 specific statute that imposes a criminal penalty;

6 (c) The tenant has organized or become a member of a tenant's  
7 union or similar organization;

8 (d) A citation has been issued resulting from a complaint  
9 described in paragraph (a);

10 (e) The tenant has instituted or defended against a judicial or  
11 administrative proceeding or arbitration in which the tenant raised  
12 an issue of compliance with the requirements of this chapter  
13 respecting the habitability of dwelling units;

14 (f) The tenant has failed or refused to give written consent to a  
15 regulation adopted by the landlord, after the tenant enters into the  
16 rental agreement, which requires the landlord to wait until  
17 the appropriate time has elapsed before it is enforceable against the  
18 tenant;

19 (g) The tenant has complained in good faith to the landlord, a  
20 government agency, an attorney, a fair housing agency or any other  
21 appropriate body of a violation of NRS 118.010 to 118.120,  
22 inclusive, *and sections 2 and 3 of this act* or the Fair Housing Act  
23 of 1968, 42 U.S.C. §§ 3601 et seq., or has otherwise exercised rights  
24 which are guaranteed or protected under those laws;

25 (h) The tenant or, if applicable, a cotenant or household  
26 member, is a victim of domestic violence, harassment, sexual  
27 assault or stalking or terminates a rental agreement pursuant to NRS  
28 118A.345; or

29 (i) Except as otherwise provided in NRS 118A.315, the tenant is  
30 a federal worker, tribal worker, state worker or household member  
31 of such a worker and the tenant pays rent during the time specified  
32 in subsection 2 of NRS 118A.310. As used in this paragraph,  
33 "household member" has the meaning ascribed to it in  
34 NRS 40.0025.

35 2. If the landlord violates any provision of subsection 1, the  
36 tenant is entitled to the remedies provided in NRS 118A.390 and has  
37 a defense in any retaliatory action by the landlord for possession.

38 3. A landlord who acts under the circumstances described in  
39 subsection 1 does not violate that subsection if:

40 (a) The violation of the applicable building, housing or health  
41 code of which the tenant complained was caused primarily by the  
42 lack of reasonable care by the tenant, a member of his or her  
43 household or other person on the premises with his or her consent;

44 (b) The tenancy is terminated with cause;



1 (c) A citation has been issued and compliance with the  
2 applicable building, housing or health code requires alteration,  
3 remodeling or demolition and cannot be accomplished unless the  
4 tenant's dwelling unit is vacant; or

5 (d) The increase in rent applies in a uniform manner to all  
6 tenants.

7 ↪ The maintenance of an action under this subsection does not  
8 prevent the tenant from seeking damages or injunctive relief for the  
9 landlord's failure to comply with the rental agreement or maintain  
10 the dwelling unit in a habitable condition as required by this chapter.

11 4. As used in this section:

12 (a) "Cotenant" has the meaning ascribed to it in NRS 118A.345.

13 (b) "Domestic violence" has the meaning ascribed to it in  
14 NRS 118A.345.

15 (c) "Harassment" means a violation of NRS 200.571.

16 (d) "Household member" has the meaning ascribed to it in  
17 NRS 118A.345.

18 (e) "Sexual assault" means a violation of NRS 200.366.

19 (f) "Stalking" means a violation of NRS 200.575.

20 **Sec. 12.** NRS 207.297 is hereby amended to read as follows:

21 207.297 As used in NRS 207.300 and 207.310:

22 1. "Disability" means, with respect to a person:

23 (a) A physical or mental impairment that substantially limits one  
24 or more of the major life activities of the person;

25 (b) A record of such an impairment; or

26 (c) Being regarded as having such an impairment.

27 2. "Familial status" means the fact that a person:

28 (a) Lives with a child under the age of 18 and has:

29 (1) Lawful custody of the child; or

30 (2) Written permission to live with the child from the person  
31 who has lawful custody of the child;

32 (b) Is pregnant; or

33 (c) Has begun a proceeding to adopt or otherwise obtain lawful  
34 custody of a child.

35 3. "Sexual orientation" means having or being perceived as  
36 having an orientation for heterosexuality, homosexuality or  
37 bisexuality.

38 4. *"Source of income" means any lawful, verifiable source of*  
39 *money or housing assistance paid to or on behalf of a person*  
40 *seeking to buy or rent a dwelling, including, without limitation:*

41 (a) *Money from any legal occupation or activity.*

42 (b) *Money from any contract, agreement, loan or settlement.*

43 (c) *Money from any judgment, decree or order from a court of*  
44 *competent jurisdiction, including, without limitation, an order for*  
45 *the payment of child support.*



1 *(d) Money or other benefits from any federal, state or local*  
2 *governmental program or service, including, without limitation,*  
3 *any disability benefits, housing choice voucher or any other*  
4 *subsidy for rent or program for the assistance of rent. As used in*  
5 *this paragraph, "housing choice voucher" includes, without*  
6 *limitation, any financial assistance that a person receives under*  
7 *the Housing Choice Voucher Program pursuant to section 8 of the*  
8 *United States Housing Act of 1937, 42 U.S.C. § 1437f, and any*  
9 *regulations adopted pursuant thereto or pursuant to any successor*  
10 *program.*

11 **Sec. 13.** NRS 207.300 is hereby amended to read as follows:

12 207.300 It is unlawful for any person to refuse to rent, lease,  
13 sell or otherwise convey any real property solely because of race,  
14 religious creed, color, national origin, disability, sexual orientation,  
15 gender identity or expression, ancestry, familial status , ~~sex~~ ~~sex~~  
16 *or source of income.*

17 **Sec. 14.** NRS 207.310 is hereby amended to read as follows:

18 207.310 1. As used in this section:

19 (a) "Customer" means a person who applies for a loan or other  
20 financial assistance to purchase, construct, improve or repair a  
21 dwelling. The term includes a person who does not intend to enter  
22 into a transaction for a loan or other financial assistance, but applies  
23 for the loan or financial assistance as if the person intended to enter  
24 into the transaction.

25 (b) "Lender" means a bank, savings and loan association,  
26 savings bank, insurance company or other person whose business  
27 consists in whole or in part of making commercial real estate loans.

28 2. It is unlawful for any lender to deny a loan, or other  
29 financial assistance rendered by the lender, to any customer or to  
30 discriminate against any customer in fixing the amount, conditions,  
31 duration, rate of interest or other terms of a loan or other financial  
32 assistance or to refuse to purchase a loan from another lender  
33 because of the race, color, religious creed, national origin, disability,  
34 sexual orientation, gender identity or expression, ancestry, familial  
35 status , ~~sex~~ ~~sex~~ *or source of income* of:

36 (a) The customer;

37 (b) Any person associated with the customer in connection with  
38 the loan or other financial assistance or with the purpose of the loan  
39 or other financial assistance; or

40 (c) The present or prospective owners, lessees, tenants or  
41 occupants of the dwelling in relation to which the loan or other  
42 financial assistance is to be made or given.

43 3. A person who violates the provisions of this section is guilty  
44 of:

45 (a) A misdemeanor for the first and second offenses.





(b) A gross misdemeanor for the third and subsequent offenses.

**Sec. 15.** NRS 233.010 is hereby amended to read as follows:

233.010 1. It is hereby declared to be the public policy of the State of Nevada to protect the welfare, prosperity, health and peace of all the people of the State, and to foster the right of all persons reasonably to seek and obtain housing accommodations without discrimination, distinction or restriction because of race, religious creed, color, age, sex, disability, sexual orientation, gender identity or expression, national origin, ~~and~~ ancestry ~~and~~ *or source of income.*

2. It is hereby declared to be the public policy of the State of Nevada to protect the welfare, prosperity, health and peace of all the people of the State, and to foster the right of all persons reasonably to seek and be granted services in places of public accommodation without discrimination, distinction or restriction because of race, religious creed, color, age, sex, disability, sexual orientation, national origin, ancestry, ~~and~~ gender identity or expression ~~and~~ *or source of income.*

3. It is hereby declared to be the public policy of the State of Nevada to protect the welfare, prosperity, health and peace of all the people of the State, and to foster the right of all persons reasonably to seek, obtain and hold employment without discrimination, distinction or restriction because of race, religious creed, color, age, sex, disability, sexual orientation, gender identity or expression, national origin, ~~and~~ ancestry ~~and~~ *or source of income.*

4. It is recognized that the people of this State should be afforded full and accurate information concerning actual and alleged practices of discrimination and acts of prejudice, and that such information may provide the basis for formulating statutory remedies of equal protection and opportunity for all citizens in this State.

**Sec. 16.** NRS 233.020 is hereby amended to read as follows:

233.020 As used in this chapter:

1. "Administrator" means the Administrator of the Commission.

2. "Commission" means the Nevada Equal Rights Commission within the Department of Employment, Training and Rehabilitation.

3. "Disability" means, with respect to a person:

(a) A physical or mental impairment that substantially limits one or more of the major life activities of the person;

(b) A record of such an impairment; or

(c) Being regarded as having such an impairment.

4. "Gender identity or expression" means a gender-related identity, appearance, expression or behavior of a person, regardless of the person's assigned sex at birth.



1 5. "Member" means a member of the Nevada Equal Rights  
2 Commission.

3 6. "Sexual orientation" means having or being perceived as  
4 having an orientation for heterosexuality, homosexuality or  
5 bisexuality.

6 7. *"Source of income" means any lawful, verifiable source of*  
7 *money or housing assistance paid to or on behalf of a person*  
8 *seeking to buy or rent a dwelling, including, without limitation:*

9 (a) *Money from any legal occupation or activity.*

10 (b) *Money from any contract, agreement, loan or settlement.*

11 (c) *Money from any judgment, decree or order from a court of*  
12 *competent jurisdiction, including, without limitation, an order for*  
13 *the payment of child support.*

14 (d) *Money or other benefits from any federal, state or local*  
15 *governmental program or service, including any disability*  
16 *benefits, housing choice voucher or any other subsidy for rent or*  
17 *program for the assistance of rent. As used in this paragraph,*  
18 *"housing choice voucher" includes, without limitation, any*  
19 *financial assistance that a person receives under the Housing*  
20 *Choice Voucher Program pursuant to section 8 of the United*  
21 *States Housing Act of 1937, 42 U.S.C. § 1437f, and any*  
22 *regulations adopted pursuant thereto or pursuant to any successor*  
23 *program.*

24 **Sec. 17.** NRS 233.150 is hereby amended to read as follows:

25 233.150 The Commission may:

26 1. Order its Administrator to:

27 (a) With regard to public accommodation, investigate tensions,  
28 practices of discrimination and acts of prejudice against any person  
29 or group because of race, color, creed, sex, age, disability, sexual  
30 orientation, national origin, ancestry, ~~{or}~~ gender identity or  
31 expression *or source of income* and may conduct hearings with  
32 regard thereto.

33 (b) With regard to housing, investigate tensions, practices of  
34 discrimination and acts of prejudice against any person or group  
35 because of race, color, creed, sex, age, disability, sexual orientation,  
36 gender identity or expression, national origin, ~~{or}~~ ancestry ~~{}~~ *or*  
37 *source of income* and may conduct hearings with regard thereto.

38 (c) With regard to employment, investigate:

39 (1) Tensions, practices of discrimination and acts of  
40 prejudice against any person or group because of race, color, creed,  
41 sex, age, disability, sexual orientation, gender identity or expression,  
42 national origin, ~~{or}~~ ancestry ~~{}~~ *or source of income* and may  
43 conduct hearings with regard thereto; and



1 (2) Any unlawful employment practice by an employer  
2 pursuant to the provisions of NRS 613.4353 to 613.4383, inclusive,  
3 and may conduct hearings with regard thereto.

4 2. Mediate between or reconcile the persons or groups involved  
5 in those tensions, practices and acts.

6 3. Issue subpoenas for the attendance of witnesses or for the  
7 production of documents or tangible evidence relevant to any  
8 investigations or hearings conducted by the Commission.

9 4. Delegate its power to hold hearings and issue subpoenas to  
10 any of its members or any hearing officer in its employ.

11 5. Adopt reasonable regulations necessary for the Commission  
12 to carry out the functions assigned to it by law.

13 **Sec. 18.** NRS 645.321 is hereby amended to read as follows:

14 645.321 1. It is unlawful, on account of race, religious creed,  
15 color, national origin, disability, sexual orientation, gender identity  
16 or expression, ancestry, familial status , ~~for~~ sex ~~or~~ *or source of*  
17 *income*, to:

18 (a) Discriminate against any person:

19 (1) By denying the person access to or membership or  
20 participation in any multiple-listing service, real estate brokers'  
21 organization or other service or facility relating to the sale or rental  
22 of dwellings; or

23 (2) In the terms or conditions of such access, membership or  
24 participation.

25 (b) Discriminate against any person:

26 (1) By denying the person access to any opportunity to  
27 engage in a transaction regarding residential real estate; or

28 (2) In the terms or conditions of such a transaction.

29 2. Any person violating the provisions of subsection 1 shall be  
30 punished by a fine of \$500 for the first offense and for the second  
31 offense shall show cause why his or her license should not be  
32 revoked by the Commission.

33 3. As used in this section:

34 (a) "Disability" means, with respect to a person:

35 (1) A physical or mental impairment that substantially limits  
36 one or more of the major life activities of the person;

37 (2) A record of such an impairment; or

38 (3) Being regarded as having such an impairment.

39 (b) "Familial status" means the fact that a person:

40 (1) Lives with a child under the age of 18 and has:

41 (I) Lawful custody of the child; or

42 (II) Written permission to live with the child from the  
43 person who has lawful custody of the child;

44 (2) Is pregnant; or



1 (3) Has begun a proceeding to adopt or otherwise obtain  
2 lawful custody of a child.

3 (c) "Gender identity or expression" means a gender-related  
4 identity, appearance, expression or behavior of a person, regardless  
5 of the person's assigned sex at birth.

6 (d) "Sexual orientation" means having or being perceived as  
7 having an orientation for heterosexuality, homosexuality or  
8 bisexuality.

9 (e) *"Source of income" means any lawful, verifiable source of*  
10 *money or housing assistance paid to or on behalf of a person*  
11 *seeking to buy or rent a dwelling, including, without limitation:*

12 (1) *Money from any legal occupation or activity.*

13 (2) *Money from any contract, agreement, loan or*  
14 *settlement.*

15 (3) *Money from any judgment, decree or order from a court*  
16 *of competent jurisdiction, including, without limitation, an order*  
17 *for the payment of child support.*

18 (4) *Money or other benefits from any federal, state or local*  
19 *governmental program or service, including, without limitation,*  
20 *any disability benefits, housing choice voucher or any other*  
21 *subsidy for rent or program for the assistance of rent. As used in*  
22 *this subparagraph, "housing choice voucher" includes, without*  
23 *limitation, any financial assistance that a person receives under*  
24 *the Housing Choice Voucher Program pursuant to section 8 of the*  
25 *United States Housing Act of 1937, 42 U.S.C. § 1437f, and any*  
26 *regulations adopted pursuant thereto or pursuant to any successor*  
27 *program.*

28 **Sec. 19.** NRS 645C.480 is hereby amended to read as follows:

29 645C.480 1. A certified or licensed appraiser is guilty of  
30 unprofessional conduct if the certified or licensed appraiser:

31 (a) Fails to produce any document, book or record in his or her  
32 possession or under his or her control after being requested to do so  
33 by the Division as part of its investigation of a complaint;

34 (b) Refuses to prepare or communicate an appraisal because of  
35 age, race, color, national origin, disability, sexual orientation,  
36 gender identity or expression, familial status, sex, ~~or~~ ethnic group  
37 ~~or~~ *or source of income;* or

38 (c) Fails to supervise adequately an intern associated with him  
39 or her.

40 2. As used in this section:

41 (a) "Disability" means, with respect to a person:

42 (1) A physical or mental impairment that substantially limits  
43 one or more of the major life activities of the person;

44 (2) A record of such an impairment; or

45 (3) Being regarded as having such an impairment.



1 (b) "Familial status" means the fact that a person:  
2 (1) Lives with a child under the age of 18 and has:  
3 (I) Lawful custody of the child; or  
4 (II) Written permission to live with the child from the  
5 person who has lawful custody of the child;  
6 (2) Is pregnant; or  
7 (3) Has begun a proceeding to adopt or otherwise obtain  
8 lawful custody of a child.

9 (c) "Gender identity or expression" means a gender-related  
10 identity, appearance, expression or behavior of a person, regardless  
11 of the person's assigned sex at birth.

12 (d) "Sexual orientation" means having or being perceived as  
13 having an orientation for heterosexuality, homosexuality or  
14 bisexuality.

15 (e) *"Source of income" means any lawful, verifiable source of*  
16 *money or housing assistance paid to or on behalf of a person*  
17 *seeking to buy or rent a dwelling, including, without limitation:*

18 (1) *Money from any legal occupation or activity.*  
19 (2) *Money from any contract, agreement, loan or*  
20 *settlement.*

21 (3) *Money from any judgment, decree or order from a court*  
22 *of competent jurisdiction, including, without limitation, an order*  
23 *for the payment of child support.*

24 (4) *Money or other benefits from any federal, state or local*  
25 *governmental program or service, including, without limitation,*  
26 *any disability benefits, housing choice voucher or any other*  
27 *subsidy for rent or program for the assistance of rent. As used in*  
28 *this subparagraph, "housing choice voucher" includes, without*  
29 *limitation, any financial assistance that a person receives under*  
30 *the Housing Choice Voucher Program pursuant to section 8 of the*  
31 *United States Housing Act of 1937, 42 U.S.C. § 1437f, and any*  
32 *regulations adopted pursuant thereto or pursuant to any successor*  
33 *program.*

34 **Sec. 20.** This act becomes effective on July 1, 2021.







