

ASSEMBLY BILL NO. 68—COMMITTEE  
ON COMMERCE AND LABOR

(ON BEHALF OF THE STATE TREASURER)

PREFILED NOVEMBER 20, 2024

Referred to Committee on Commerce and Labor

SUMMARY—Revises provisions relating to housing.  
(BDR 10-478)

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

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

AN ACT relating to consumer reporting; requiring certain landlords to make a written offer to a tenant to report positive rental payment information to at least one consumer reporting agency which meets certain criteria; providing requirements related to the reporting of positive rental payment information; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

1 Existing law requires a landlord and a tenant to perform certain obligations  
2 with respect to a lease of real property. (Chapter 118A of NRS) **Section 1** of this  
3 bill requires a landlord of a dwelling unit to make a written offer to each tenant to  
4 report the positive rental payment information of the tenant to at least one: (1)  
5 consumer reporting agency that compiles and maintains files on consumers on a  
6 nationwide basis; or (2) consumer reporting agency that resells or otherwise  
7 furnishes rental payment information to a consumer reporting agency that compiles  
8 and maintains files on consumers on a nationwide basis. **Section 1** additionally: (1)  
9 prescribes the contents of the written offer; (2) requires a landlord to provide the  
10 tenant with a self-addressed, stamped envelope to return the acceptance of the  
11 written offer to the landlord; (3) authorizes a tenant to accept the written offer at  
12 any time after receipt; (4) authorizes a landlord to charge a fee for the reporting; (5)  
13 authorizes a landlord to stop reporting the positive rental payment information if  
14 the fee remains unpaid by the tenant for 30 days or more; and (6) requires a  
15 landlord to stop reporting the positive rental payment information upon request.  
16 **Section 1** exempts from these provisions a landlord of a premises that includes 15  
17 or fewer rental dwelling units unless the landlord meets certain criteria.



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 a new section to read as follows:

3 *1. Except as otherwise provided in subsection 9, a landlord of*  
4 *a dwelling unit shall make a written offer to each tenant to report*  
5 *the positive rental payment information of the tenant to at least*  
6 *one:*

7 *(a) Consumer reporting agency that compiles and maintains*  
8 *files on consumers on a nationwide basis; or*

9 *(b) Consumer reporting agency that resells or otherwise*  
10 *furnishes rental payment information to a consumer reporting*  
11 *agency that compiles and maintains files on consumers on a*  
12 *nationwide basis.*

13 *2. The written offer required pursuant to subsection 1 must*  
14 *include:*

15 *(a) A statement that the reporting of the positive rental*  
16 *payment information of the tenant is optional;*

17 *(b) The name of each consumer reporting agency to which*  
18 *positive rental payment information will be reported;*

19 *(c) The amount of any fee charged pursuant to subsection 6;*

20 *(d) Instructions on how to submit an acceptance of the written*  
21 *offer to the landlord by mail;*

22 *(e) A statement that the tenant may opt in to the reporting of*  
23 *the positive rental payment information of the tenant at any time*  
24 *following receipt of the written offer from the landlord;*

25 *(f) A statement that the tenant may elect to stop the reporting*  
26 *of the positive rental payment information of the tenant at any*  
27 *time, but that the tenant will not be able to resume the reporting*  
28 *for at least 6 months after such an election is made;*

29 *(g) Instructions on how to stop the reporting of the positive*  
30 *rental payment information; and*

31 *(h) A signature block that the tenant must date and sign in*  
32 *order to accept the written offer.*

33 *3. The landlord shall make the written offer required*  
34 *pursuant to subsection 1 at the time of the lease agreement and at*  
35 *least annually thereafter.*

36 *4. When the landlord makes the written offer required*  
37 *pursuant to subsection 1, the landlord shall provide the tenant*  
38 *with a self-addressed, stamped envelope to return the acceptance*  
39 *of the written offer to the landlord.*

40 *5. A tenant may accept a written offer to report the positive*  
41 *rental payment information of the tenant at any time after the*



1 *tenant receives the written offer. Upon request by a tenant, at any*  
2 *time, the landlord shall provide the tenant additional copies of the*  
3 *written offer.*

4 *6. If a tenant accepts the written offer to report the positive*  
5 *rental payment information of the tenant, the landlord may*  
6 *require the tenant to pay a fee in an amount not to exceed the*  
7 *actual cost to the landlord to report the positive rental payment*  
8 *information or \$10 per month, whichever is less. If the landlord*  
9 *does not incur any actual cost to report the positive rental payment*  
10 *information, the landlord shall not charge the tenant any fee for*  
11 *the reporting.*

12 *7. If a tenant fails to pay a fee charged pursuant to*  
13 *subsection 6:*

14 *(a) The failure to pay the fee shall not be cause for termination*  
15 *of the tenancy;*

16 *(b) The landlord shall not deduct the unpaid fee from the*  
17 *security deposit of the tenant or any surety bond purchased by the*  
18 *tenant in lieu of paying all or part of the security deposit;*

19 *(c) The failure to pay the fee shall not be reported to a*  
20 *consumer reporting agency; and*

21 *(d) If the fee remains unpaid for 30 days or more, the landlord*  
22 *may stop reporting the positive rental payment information of the*  
23 *tenant and the tenant may not elect to resume the reporting for 6*  
24 *months from the date on which the fee first became due.*

25 *8. A tenant who accepts the written offer to report the positive*  
26 *rental payment information of the tenant may subsequently file a*  
27 *written request with the landlord to stop the reporting. The*  
28 *landlord shall comply with this request. The tenant may not elect*  
29 *to resume the reporting for at least 6 months from the date of the*  
30 *tenant's written request to stop the reporting.*

31 *9. The provisions of this section do not apply to a landlord of*  
32 *a premises that includes 15 or fewer dwelling units for occupancy*  
33 *under a rental agreement unless:*

34 *(a) The landlord is the owner of more than one premises that*  
35 *includes at least one dwelling unit for occupancy under a rental*  
36 *agreement, regardless of the number of dwelling units at each*  
37 *premises; and*

38 *(b) The landlord is:*

39 *(1) A real estate investment trust, as defined in 26 U.S.C.*  
40 *§ 856;*

41 *(2) A corporation; or*

42 *(3) A limited liability company in which at least one*  
43 *member is a corporation.*

44 *10. For purposes of this section:*



1       (a) *“Consumer reporting agency” has the meaning ascribed to*  
2 *it in 15 U.S.C. § 1681a(f).*

3       (b) *“Consumer reporting agency that compiles and maintains*  
4 *files on consumers on a nationwide basis” has the meaning*  
5 *ascribed to it in 15 U.S.C. § 1681a(p).*

6       **Sec. 2.** On or before October 1, 2025, a landlord shall provide  
7 the written offer required pursuant to subsection 1 of section 1 of  
8 this act to each tenant who is a party to a rental agreement entered  
9 into before July 1, 2025.

10       **Sec. 3.** This act becomes effective on July 1, 2025.

