

**State of Nevada**  
**Department of Business & Industry**  
**Real Estate Division**  
**Common-Interest Communities and**  
**Condominium Hotels Program**





# FAST Reference

Regarding

## NRS116 Article 3

*BIDS*

Powers of the Unit Owners Association  
and the Executive Board



# MANAGEMENT OF COMMON-INTEREST COMMUNITIES

# Disclaimer

- ▶ This presentation provides a shorten version of the statutes within NRS116.
- ▶ For the full statute refer to the listed statute number provided in the slide

# Index Article 3 “Solicitation of Bids”

**NRS 116.31086 Solicitation of bids (slide 6)**

## **Extra reference:**

**NRS 116A.630 Standards of practice for community managers–bids (slide 8)**

**NAC 116.405 Executive board: bids (slide 9)**

**NRS 624.700 Engaging in business or submitting bid without license unlawful; prosecution; damages; bid submitted in violation of section void. (slide 10)**

# NRS 116.31086 Solicitation of bids for association project;

**NRS 116.31086 Solicitation of bids for association project; bids to be opened and read aloud at meeting of executive board.**

1. If an association solicits bids for an association project:

(a) The association must, whenever reasonably possible, solicit at least three bids if the association project is expected to cost:

(1) In a common-interest community that consists of less than 1,000 units, 3 percent or more of the annual budget of the association; or

(2) In a common-interest community that consists of 1,000 or more units, 1 percent or more of the annual budget of the association; and

(b) The bids must be opened and read aloud during a meeting of the executive board.

2. As used in this section, “association project” includes, without limitation, a project that involves the maintenance, repair, replacement or restoration of any part of the common elements or which involves the provision of professional services to the association, including, without limitation, accounting, engineering and legal services.

# NRS 116A.630 Standards of practice for community managers.

Obtain, when practicable, at least three qualified bids for any capital improvement project for the client.

# NAC 116.405 Executive board: bids

- ▶ Obtain, when practicable, at least three bids from reputable service providers who possess the proper licensing before purchasing any such service for use by the association;
- ▶ (e) Consult with appropriate professionals as necessary before making any major decision affecting the association or the common elements;



**NRS 624.700 Engaging in business or submitting bid without license unlawful; prosecution; damages; bid submitted in violation of section void.**

1. It is unlawful for any person or combination of persons to:

(a) Engage in the business or act in the capacity of a contractor within this State; or

(b) Submit a bid on a job situated within this State, without having an active license therefor as provided in this chapter, unless that person or combination of persons is exempted from licensure pursuant to [NRS 624.031](#).

# QUESTIONS?

- ▶ Web Site
  - [www.red.state.nv.us](http://www.red.state.nv.us)
- ▶ Phone
  - 702.486.4480/877.829.9907/775.687.4280
- ▶ FAX
  - 702.486.4520/775.687.4868
- ▶ E-Mail
  - OMBCLASSES@red.nv.gov
  
- ▶ Office Locations
  - 2501 East Sahara Ave, Suite 202, Las Vegas, NV 89104
  - 1179 Fairview Drive, Suite E, Carson City, NV 89701



**NRS 624.700 Engaging in business or submitting bid without license unlawful; prosecution; damages; bid submitted in violation of section void.**

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2. The district attorneys in this State shall prosecute all violations of this section which occur in their respective counties, unless the violations are prosecuted by the Attorney General. Upon the request of the Board, the Attorney General shall prosecute any violation of this section in lieu of prosecution by the district attorney.

3. In addition to any other penalty imposed pursuant to this chapter, a person who is convicted of violating subsection 1 may be required to pay:

(a) Court costs and the costs of prosecution;

(b) Reasonable costs of the investigation of the violation to the Board;

(c) Damages the person caused as a result of the violation up to the amount of the person's pecuniary gain from the violation; or

(d) Any combination of paragraphs (a), (b) and (c).

4. If a person submits a bid or enters into a contract in violation of subsection 1, the bid or contract shall be deemed void ab initio.