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Governor



STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND  
CONDOMINIUM HOTELS PROGRAM

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To: Common-Interest Community and Condominium Hotel Industry

On April 30, 2020, Governor Sisolak laid out the "Roadmap to Recovery," a framework that would put us on a safe and successful path to reigniting Nevada's economy. This roadmap outlines a coordinated, state-specific plan to address the COVID-19 public health and economic crisis. This includes the consistent and sustainable downward trajectory of COVID-19 cases and hospitalizations, healthcare and public health systems being able to adequately respond, a sustained ability to protect the vulnerable population, statewide social distancing policies, and a responsible path forward that will get Nevadans back to work under a "new normal."

This tumultuous pandemic has impacted common-interest communities by causing some important business to be postponed; disrupting impacted unit owners' ability to pay assessments; disrupting collection and foreclosure activity; disrupting the regular towing of vehicles; causing executive board meetings to be conducted via teleconference and/or videoconference in accordance with NRS 82.271(3); and annual meetings and elections to be conducted via videoconference in accordance with NRS 82.276(3), while conforming to the requirements of NRS 116.31034.

As Nevada prepares a responsible path forward, my office is asking businesses involved with the CICCH industry, community managers and boards of directors, to consider creating a written plan regarding what their associations' operations will look like going forward.

Such a plan should address: means of quickly and efficiently communicating with unit owners, tenants, and at times, guests; means of holding meetings when physical proximity is not permitted, as well as which technological systems must be in place; coordination amongst staff and vendors to prevent disruptions in business operations; determining which common areas may need to be closed and how to cordon them off; means of cleaning and sterilizing common areas quickly and on a large scale; policies for onsite staff regarding leave; financial planning and determining how to proceed with reduced assessment income; and any other areas that may need to be addressed within each unique association. This plan, while created retroactively, will hopefully create a clear path forward should this or a similar situation arise in the future. This plan becomes an internal document meant to provide structure and stability despite changes in board members, staff or management over time, and need not be submitted to this office for review or approval. Please work with experts in your community/industry when creating this plan.

This is not our first crisis. I believe it has already been proven that resiliency, innovation and the ability to respond to crises are hallmarks of our industry. I hope that we will only strengthen these attributes going forward.

Thank you,

*Charvez L Foger*

Charvez Foger

Ombudsman for Common-Interest Communities and Condominium Hotels