

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

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COMPUTING TIME

Computing Time: The Nevada Supreme Court has held that when a statute does not specify how to compute a particular time period, Nevada Rule of Civil Procedure (NRCP) governs the computation.

Currently, Nevada Rule of Civil Procedure 6(a)'s express language provides that when a statute's time period is less than **11** days, then Saturdays, Sundays, and non-judicial days are **excluded** from the computation.

Question: How do I compute the time period under NRS 116.4109 (3)?

That states:

Within 10 days after receipt of a written request by a unit's owner or his or her authorized agent, the association shall furnish all of the following to the unit's owner or his or her authorized agent for inclusion in the resale package:

Since the requirement is **less** than 11 days, and does not specify how to compute the time period, Nevada Rule of Civil Procedure 6(a) would apply, which requires excluding Saturdays, Sundays, and non-judicial days when making the computation.

Question: How do I compute the time period under NRS 116.4109(7)(b)?

That states:

*Remains effective for the period specified in the statement of demand, which must not be less than **15 business days** after the date of delivery by the association to the unit's owner, the authorized agent of the unit's owner or the holder of a security interest on the unit, whichever is applicable.*

NRS 116.4109(7)(b) **specifies** that it is **business** days so there is no need to look at NRCP 6(a) for that time computation.

Some additional things to keep in mind during computation.

- When the period is stated in days exclude the day of the event that triggers the period;
- Include the last day of the period, but if the last day is a Saturday, Sunday, or non-judicial day, the period continues to run until the end of the next day that is not a Saturday, Sunday, or non-judicial days when computing business days or time periods less than 11 days.

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