

**PROPOSED REGULATION OF THE  
COMMISSION FOR COMMON-INTEREST  
COMMUNITIES AND CONDOMINIUM HOTELS**

**LCB File No. R115-15**

October 22, 2015

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

AUTHORITY: §1, NRS 116.31155, as amended by section 1 of Assembly Bill No. 474, chapter 446, Statutes of Nevada 2015, at page 2592; §2, NRS 116A.200 and 116A.410.

A REGULATION relating to common-interest communities; increasing certain fees required to be paid by homeowners' associations; increasing the fees for the application for and issuance of certificates and temporary certificates for community managers; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

Existing law establishes certain fees that must be paid by homeowners' associations to the Real Estate Administrator for deposit with the State Treasurer for credit to the Account for Common-Interest Communities and Condominium Hotels. These fees are established on the basis of the actual costs of administering the Office of the Ombudsman for Owners in Common-Interest Communities and Condominium Hotels and may not exceed \$3 for each unit in a homeowners' association. (NRS 116.31155) Assembly Bill No. 474 of the 2015 Nevada Legislature increases the authorized maximum fee from \$3 to \$5 beginning on July 1, 2016. (Section 1 of Assembly Bill No. 474, chapter 446, Statutes of Nevada 2015, at page 2592) Existing regulations provide that the amount of the fee that a homeowners' association is currently required to pay pursuant to NRS 116.31155 is \$3 for each unit in the association. (NAC 116.445) **Section 1** of this regulation increases the fee from \$3.00 to \$4.25 beginning on July 1, 2016.

Existing law prohibits a person from acting as a community manager for a common-interest community or condominium hotel unless the person holds a certificate issued by the Real Estate Division of the Department of Business and Industry. (NRS 116A.400) Existing law also requires the Commission for Common-Interest Communities and Condominium Hotels to provide by regulation for the issuance of certificates. Such regulations must provide for the issuance of temporary certificates for a 1-year period to persons who meet certain qualifications but who have not obtained the education and experience required for the issuance of a certificate. (NRS 116A.410) Existing regulations require the Division to charge and collect a fee of: (1) \$200 for the application for and issuance of a certificate; and (2) \$100 for the application for and

issuance of a temporary certificate. (NAC 116A.515) **Section 2** of this regulation increases the fee to: (1) \$300 for the application for and issuance of a certificate; and (2) \$200 for the application for and issuance of a temporary certificate.

**Section 1.** NAC 116.445 is hereby amended to read as follows:

116.445 ~~The~~

*1. Before July 1, 2016, the* amount of the fee that an association is required to pay pursuant to NRS 116.31155 is \$3 for each unit in the association.

*2. On and after July 1, 2016, the amount of the fee that an association is required to pay pursuant to NRS 116.31155, as amended by section 1 of Assembly Bill No. 474, chapter 446, Statutes of Nevada 2015, at page 2592, is \$4.25 for each unit in the association.*

**Sec. 2.** NAC 116A.515 is hereby amended to read as follows:

116A.515 The Division shall charge and collect the following fees:

For application for, and issuance of, a certificate .....	<del>(\$200)</del> <b>\$300</b>
For application for, and issuance of, a temporary certificate .....	<del>(\$100)</del> <b>200</b>
For examination of an applicant for a certificate .....	100
For biennial renewal of a certificate .....	200
For late renewal of a certificate .....	50
For reinstatement of an inactive certificate .....	20
For issuance of a duplicate certificate or temporary certificate .....	20
For change of name or address on a certificate or temporary certificate .....	20
For change of status as a community manager, provisional community manager or supervising community manager on a certificate .....	20
For change of association with a supervising community manager .....	20

For approval of courses to meet the requirements for original certification .....100

For approval of a course for continuing education .....100

For renewal of an approval of a course for continuing education .....50