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STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
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To: Owners in Common-Interest Communities and Condominium Hotels

Nevada Real Estate Division - Temporary Guidance on Senate Bill 186

In the last couple of weeks, homeowners living in common-interest communities throughout Nevada may have received correspondence from their associations or community managers regarding changes to how they will be receiving communications from the associations on and after October 1, 2021. These changes stemmed from Senate Bill (S.B.) 186, which was passed during the 81st session of the Nevada legislature.

By allowing for email to be the default means of communication for certain correspondence, the goal of the bill was to make methods of communication more efficient and less expensive for homeowners and associations alike. A review of the final bill language revealed inconsistencies with the conceptual amendment and legislative intent behind the change. The Legislative Counsel Bureau (LCB), under its statutory authority, will review S.B. 186 in a manner consistent with the legislative intent and make necessary corrections before the language is codified under NRS 116.

To avoid any short-term fiscal, procedural, and administrative costs associated with the application of S.B. 186 as it currently stands, the Nevada Real Estate Division (NRED) will pause enforcement of **section 1.7 of S.B. 186 for 120 days or until certification of the revised statute.**

NRED, through the Ombudsman's office, will keep associations and homeowners informed and will provide additional guidance on the final revised statute when available. We thank you for your patience and cooperation as we continue to work towards clarifying the matter for all involved.

Sharath Chandra
Administrator
Nevada Real Estate Division