

TOWING VEHICLES IN A CIC



Subject to the provisions of the declaration, the association (through a certified tow car operator) may direct the removal of vehicles improperly parked within the community in violation of any State or local law or ordinance, or in violation of the governing documents, **on property owned or leased by the association.**



Notice:

- Signs must be displayed in plain view on the property, declaring public parking to be prohibited or restricted in a certain manner and showing the telephone number of the police department or sheriff's office so that the owner or operator of the towed vehicle may call to learn:
 - (a) The time the vehicle was removed;
 - (b) The location from which the vehicle was removed; and
 - (c) The location to which the vehicle was taken.
- Written notice must be posted in a conspicuous place on the vehicle notifying the owner or operator of the vehicle of the tow **not less than 48 hours** before the tow. This "sticker" should include the date and time after which the vehicle will be towed (the association may also provide oral or written notice to the owner/operator of the vehicle).



A vehicle may be immediately towed if it:

- Is blocking a fire hydrant, fire lane or parking space designated for the handicapped; or
- Poses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the units' owners or residents of the common-interest community, which may include if the vehicle is parked in a space that is clearly marked for a specific resident or the use of a specific unit in the *residential complex; or
- Is a vehicle for which a **notice was previously affixed:**
 - for the *same or a similar* reason within the same *residential complex; or
 - for *any* reason three or more times during the immediately preceding 6 months within the same *residential complex, regardless of whether the vehicle was subsequently towed.

*"Residential complex" means a group of apartments, condominiums or townhomes intended for use as residential units and for which a common parking area is provided, regardless of whether each resident or unit has been assigned a specific parking space in the common parking area.



Exceptions:

- See [NRS 116.350](#) for emergency service, law enforcement, and utility service vehicles.
- An association may not direct the removal of a vehicle solely because the registration of the vehicle is **expired** (note: the vehicle also does not need to be registered in NV).

