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NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mgello*



## Legislative Update #2



### Legislative Update

The 2025 Legislative session has just over **one week** to pass out of committee bills for enactment. This coming week will be hectic. We should expect a lot of procedural “short cuts” - last minute scheduling, amendments only conceptual, and a litany of perfunctory “working sessions”- all seen this week.

HOA bills that were heard this week- AB 185 (mandates related to child care in HOAs- find [here](#) my letter to the Sen HHS Committee in opposition), SB 121 (mandates related landscaping and more), and SB 201 (mandates on display of religious items on front doors w/opposition letter [here](#)). In each, Legislators seek to inject themselves into private contracts (our CC&RS) mandating provisions with no apparent- at least public- concern with possible constitutional questions. Is the public interests alleged advanced sufficient justification and/or are the bills advancing appropriate policy

At present, and subject to change (see above), hearings are set for two HOA bills- AB 3 (dealing with dispute resolution) on 5/12/25 and AB 396 (adding ADUs to units) on 5/14/25. Read more about each bill and all HOA bills still under consideration [here](#) or using the button below. I see both bills passing. But emails and submitting opinions via NELIS are never a waste of time and are easy.

Two bills that **need our engagement**- AB 10 (repair of HOA infrastructure) and SB 391 (limiting corporate ownership of Nevada residential housing). We can make a difference if we act.

My support for AB 10 has changed to **oppose**. I see it as just another example of lawmakers taking a path of least resistance- financially and politically that has negative impacts on HOA owners. Read more on my position in my [letter](#) to lawmakers. The voice of HOA owners is needed or AB 10 will pass unamended.

I am neutral on SB 391- but see a companion amendment to the bill very **advantageous to all Nevada** homeowners, especial HOA owners. The bill seeks to limit corporate ownership of residential units- great policy- but the bill falls short. However, I see a better or companion solution in limiting the collective unit ownership of an entity in HOAs to address corporate takeovers of nonprofits- suggesting 25%. Limits are needed to curtail a single entity from exerting undue influence or takeover HOA decision-making, operations, and potentially harming other owners. HOAs are not-for-profit entities and should not be used as a front for corporate profiting.

Find a letter to legislators on a suggested better way [here](#). It is a companion to opposition to AB 10 as the letter notes.

I end with two notes. **We need more voices**. Please make the [NvHOAreform website](#) and our mission known to friends, neighbors, etc. HOA owners must work to end the fragmentation and in turn the minimization of our voices- else.... Do not expect others to assist.

Second, lacking a viable enforcement of laws (and our CC&Rs) serving as the foundation(s) of HOAs, they - HOAs- may soon be obsolete and even dangerous. Some are alleging they are already so and lawmaker disdain for

fix the **flawed enforcement issues** underpinning most dissatisfaction and most damaging to HOA before holding a wake. To this end, the “reconstitution” of the CIC Task Force, as committed to by Dr Sanchez, Dir Nv Bus & Ind, is vital- possibly the only hope. Read more [here](#) and make your voice heard.

Thank you

Mike

Active Nevada HOA 2025 legislation



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#### Disclaimer

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