

SEP 08 2026

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS**CAI LAC's 2022 Proposed Language**

In determining whether a violation constitutes a health, safety or welfare violation, the executive board shall consult with appropriate professionals and determine if, by way of example, the conduct or condition: (1) creates a hostile housing environment as defined by 24 CFR Section 100.600(a)(2) (unwelcome conduct that is sufficiently severe or pervasive as to interfere with . . . use or enjoyment of a dwelling . . . or the provision or enjoyment of services or facilities in connection therewith), (2) is dangerous or unsafe, (3) is disturbing, (4) constitutes harassment because the target of the harassment is a member of a protected class under federal or state law of race, color, religion, sex, familial status, national origin or handicap and is sufficiently severe to create a hostile environment, (5) creates fear of immediate touching or assault, (6) constitutes fighting words and threats, (7) constitutes any action which by its nature would tend to endanger the health, safety or welfare of any resident, invitee or person in the community, (8) is unhealthy or unsafe, or (9) hampers or interferes with the prevention of disease, vermin or fire, (10) constitutes a transient commercial use in violation of the association's governing documents, (11) causes harm or serious emotional distress, or the reasonable apprehension thereof, to a person, or (12) creates a hostile environment for a person. *In reviewing the conduct, the executive board should take into account the nature of the conduct, the context in which the incident occurred, the severity, scope, frequency, duration, and location of the conduct and the relationships of the persons involved.*

Request: It is respectfully requested that subsections 1 & 2 of section 2 of the regulation, or at least subsection 2, be replaced with the above language.

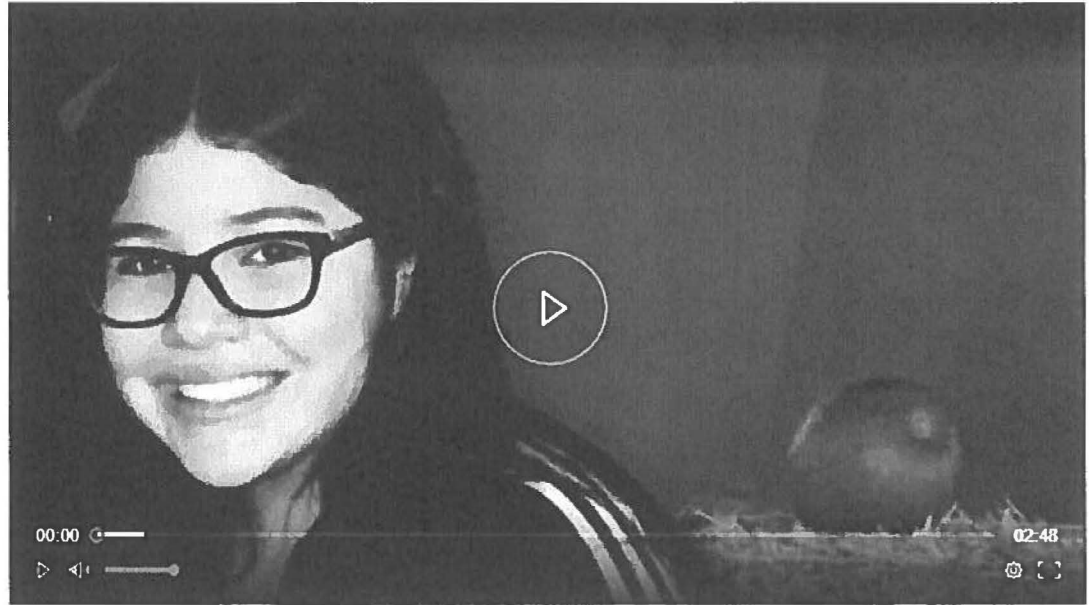
Subsection 3 of section 2 of the regulation should remain because it properly sets forth additional criteria.

The Applicable Section of NRS 116.31031 relevant to the matter

➡ If the violation 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 as provided in the regulations adopted by the Commission, the amount of the fine *must be commensurate with the severity* of the violation and must be determined by the executive board in accordance with the governing documents. [Such a fine may exceed \$100.] The *Commission shall adopt regulations establishing the criteria used in determining whether* a violation 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, the severity of such violations and limitations on the amounts of the fines.

Girl, 11, killed in gang shooting that targeted wrong house

by Associated Press • Fri, November 3, 2018 at 11:45 AM
Updated Mon, November 5, 2018 at 1:50 PM



Credit: Bobby Wort



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NORTH LAS VEGAS, Nev. (KSNV) — **UPDATE, Nov. 5** | The 19-year-old passenger who died has been identified by the Clark County Coroner's Office as Guy Lee Banks III.

The official cause of death was a gunshot wound to the head, according to the coroner's office.

ORIGINAL | An armed group intent on gang-related retaliation opened fire on the wrong house in North Las Vegas, killing an 11-year-old girl in her kitchen, police said Friday.

A neighbor on his way to work saw the gunfire late Thursday on a quiet residential street and shot with a legally owned handgun at the car as it drove away, apparently wounding a passenger, North Las Vegas Police Officer Eric Leavitt said.

"The girl and her family are innocent victims in this," said Leavitt, describing a scene with bullet casings littering the street.



NEWS

Reno shooter dead after gunfire from Montage closes downtown streets

Sam Gross, Sarah Litz, Mike Higdon and Anjeanette Damon Reno Gazette Journal

Nov. 23, 2017 | Updated Nov. 24, 2017 | 4:15 a.m. PT



The break information on the shooting at The Montage in Reno
Nov 23/2017 4:15 AM



Police close off Sierra Street near the Montage where an active shooting occurred on Tuesday evening Nov. 23, 2017. (Kara Remondy)

Gunfire rained down onto Sierra Street from the eighth floor of The Montage condominiums in downtown Reno on Tuesday night. The shooter also barricaded himself and a hostage inside an apartment.

That suspect died shortly after being taken into custody after an RPD and Washoe County Sheriff's Office SWAT team breached the room. RPD Deputy Police Chief Tom Robinson said the suspect's motive is unclear at this time.

It's unknown if the suspect was shooting at anything or anyone in particular but Robinson said there is one injury related to the incident. The woman who'd been held hostage has no reported injuries.

"She's obviously traumatized and shaken up," he said.



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Las Vegas apartment dweller shoots gun after late-night knocks



(Google)

By Max Michor Las Vegas Review-Journal

December 14, 2017 - 8:25 am



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