



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE

REPORTING PERIOD JULY 2026

FISCAL YEAR 27

Ombudsman Assistance Report

Report Date: 07/01/2026 – 7/31/2026

Statistics

Walk-in: 28
Phone: 9

Top 3 Allegations in the South

- NRS 116.3103
Power of executive board to act on behalf of association
- NRS 116.3102
HOA/Powers
- NRS 116.31085
Units' Owners/Rights to Speak At Meetings

Top 3 Allegations in the North

- NRS 116.1113
Obligation of Good Faith
- NRS 116.3102
HOA/Powers
- NRS 116.3103
Power of Exec. Board; Fiduciary Duty

General
11

2026
Carry Overs
62

Intervention
Affidavit (IA)
Filed
19

Ombudsman
Review

ADR
0

Remaining IA
16

Ombudsman to
Compliance
3

Ombudsman Action
89

Specialist to
Compliance
42

Open
Cases
25

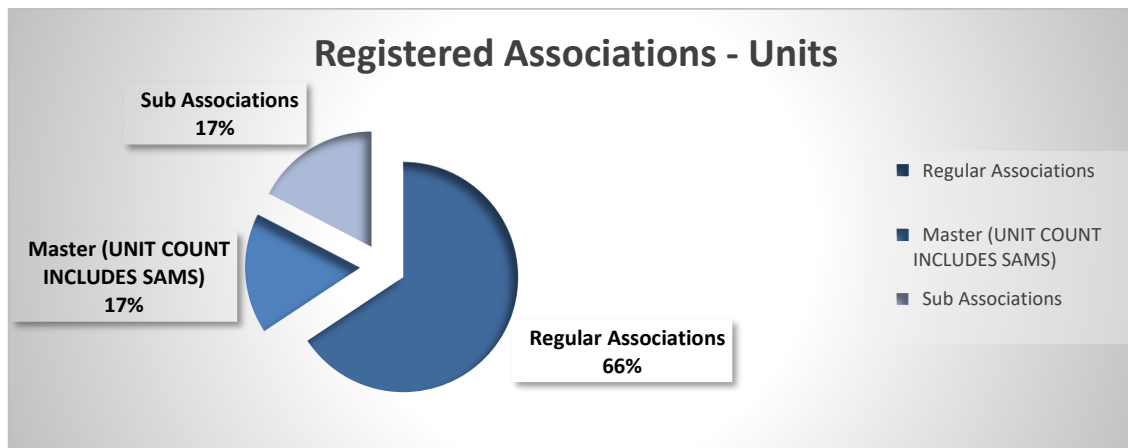
Concluded Cases: 22

- Conference: 15
- NRED Letter: 7

Homeowner Association Registration

HOA Types	Number of Associations	Number of Units
Regular Associations	3,118	423,390
Master (UNIT COUNT INCLUDES SAMS)	117	109,271
Sub Associations	762	111,926
Hotel Associations	9	5,656
Total	4,006	650,243

*SAM = uses same board as master



Nevada Associations by County

	Carson City	Churchill	Clark	Douglas	Elko	Humboldt	Lyon	Nye	Storey	Washoe	Grand Total
CONDOMINIUMS	12		444	22	1		1	2		200	682
CONDO/HOTEL			9								9
COOP			2						1	4	7
PLANNED COMMUNITY - CONDO/TH			8							1	9
PLANNED COMMUNITY - DUPLEX	3		24	1						7	35
PLANNED COMMUNITY - M/H			12					3		2	17
PLANNED COMMUNITY - SFD	44	1	2,353	32	8		11	6	4	277	2,736
PLANNED COMMUNITY - SFD/CONDO			14	1						4	19
PLANNED COMMUNITY - SFD/CONDO/TH			66							2	68
PLANNED COMMUNITY - SFD/MH			1	1						1	3
PLANNED COMMUNITY - SFD/TH			26	3	1					4	34
PLANNED COMMUNITY - SFD/TH/MH			1							-	1
PLANNED COMMUNITY - TWNHSE	15	-	293	11	4	-	1			62	386
TOTAL	74	1	3,253	71	14	-	13	11	5	564	4,006

KEY

TWNHSE/TH TOWNHOUSE
 M/H MANUFACTURED HOUSE
 SFD SINGLE-FAMILY DWELLING

Alternative Dispute Resolution Report

Claims

Carry over from previous years	83
Claims Filed	YTD
	15

Resolution Request Methods	Mediation	Referee	Total
Southern Filings	9	3	12
Northern Filings	3	0	3

Responses Received

Responses Received	19
Monthly Totals (Claims & Responses)	
Monthly Total Filings (Claims & Responses)	34
Monthly Filing Fees Received (Claims and Responses)	\$1,700.00

Reason Claim Filed

Total Filed By Geographic Location	South	North
Fines & Fees	1	0
ARC Requests	3	0
Parking & Towing	3	0
Property Damage	2	1
Common Elements	2	0
Special Assessments	1	0
Neighbor to Neighbor	0	0
Landscaping	2	1
Animals	0	0
Other	1	1

Subsidy

Applications Received	17
Invoices Approved for Payment	17
Invoices Paid	\$5,750.00

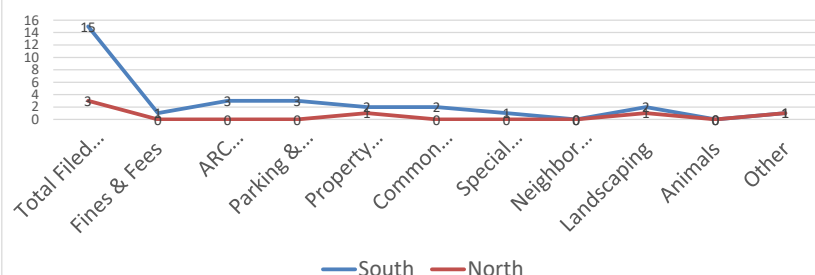
Assigned Claims

Mediation Assignments	24
Referee Assignments	0

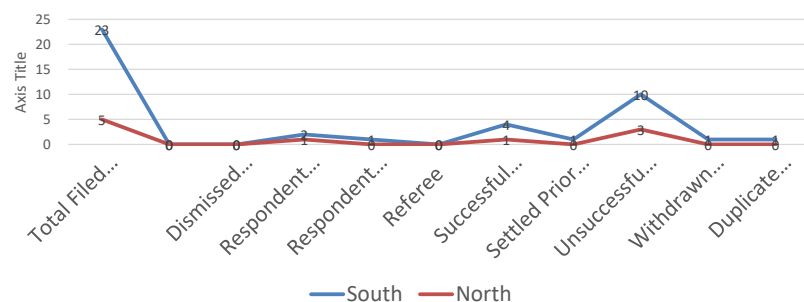
Closed Claims - Nevada

Total Filed by Geographic Location	South	North
Incomplete Claim Filed	0	0
Dismissed by Mediator	0	0
Respondent Never Submitted a Response	2	1
Respondent Not Served	1	0
Referee	0	0
Successful Mediation - Agreement Reached	4	1
Settled Prior to Mediation	1	0
Unsuccessful Mediation - No Agreement	10	3
Withdrawn By Claimant	1	0
Duplicate Claim Processed	1	0
Participant Refused to Attend Mediation	3	0

Reason Claims Filed



Closed Claims Filed



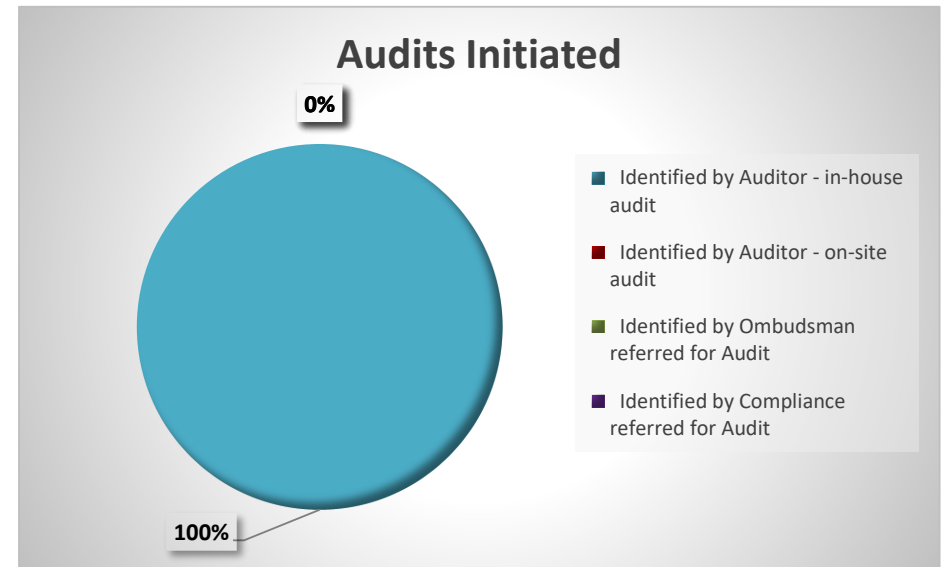
Auditor Report

FY27 & Carryover from FY26		3
<u>Audits Initiated</u>		
Identified by Auditor - in-house audit		1
Identified by Auditor - on-site audit		0
Identified by Ombudsman referred for Audit		0
Identified by Compliance referred for Audit		0
<u>Total Audits Initiated</u>		<u>1</u>

* Includes carryover audits included from previous year

<u>Disposition of Audits</u>		
Non-Response to audit - referred to Compliance		0
Completed audits - compliance gained by Auditor		0
Completed audits referred to Compliance		1
<u>Total Audits Completed*</u>		<u>1</u>

<u>Special Projects</u>		
Financial Review - Association		0
Special Projects - Other		0
<u>Total Special Projects</u>		<u>0</u>

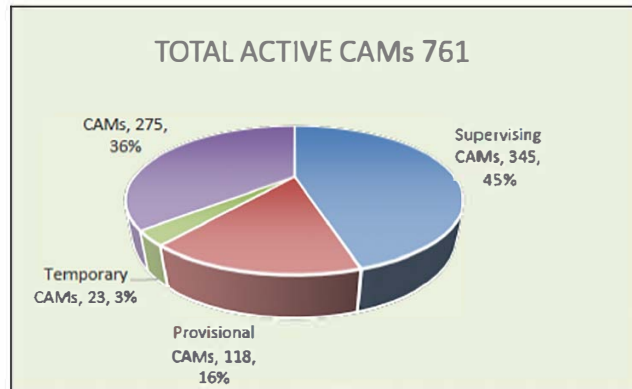


The Auditor analyzes association information submitted on forms submitted to the Division, determines areas of deficiency and subsequently engages the association in an audit. However, an audit may be initiated at the request of the Ombudsman, administrative staff, or investigator. The audit includes a review and analysis of the association's governing documents, financial records, and other records requested, to identify areas of non-compliance. In addition to association audits, the Auditor may also assist the Ombudsman or Compliance section with association financial statement reviews and recommendations based on financial reviews on an as-needed basis.

Ombudsman Education and Training FY 27

EDUCATION OFFICER

TOTAL ACTIVE CE COURSES YTD	154
Newly Approved Courses	7
Renewed Courses	147
Course Offerings*	34
Publications **	1
Audits Conducted by Division	3
TOTAL ACTIVE CAMs	761
Supervising CAMs	345
Provisional CAMs	118
Temporary CAMs	23
CAMs	275



TRAINING OFFICERS

WEBSITE PAGES	Total Views
Presentations	308
Program Training	181
Flowcharts**	154
Live Classes	56

TRAININGS PROVIDED	
Online - Virtual	0
Off-site (via Microsoft Teams upon request)	0
ATTENDEES	0

PUBLICATIONS**	30
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*Courses can be presented more than once. Division applies credits to each licensed attendee and tracks course evaluations.

** Newsletters, Bulletins, guidance, FAQs, etc.

**Brochures, cheatsheets, etc.



NEVADA REAL ESTATE DIVISION

COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

OMBUDSMAN'S OFFICE - CIC COMPLIANCE/AUDIT SECTION

REPORTING PERIOD JULY 2026

FISCAL YEAR 27

Statement of Fact (SOF)

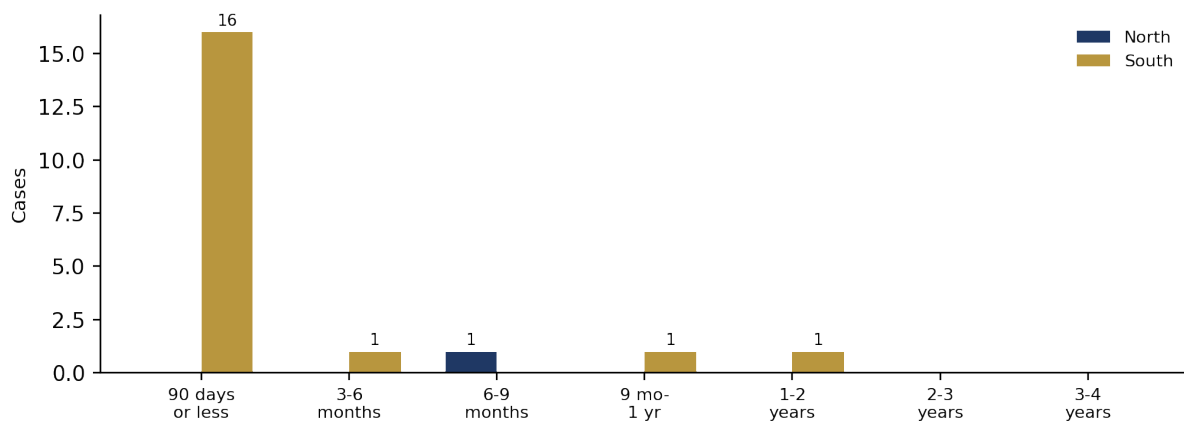
Case Summary

	North	South	Total
Cases Opened YTD	1	8	9
Total Active Cases	1	19	20
Total Cases Closed YTD	2	12	14

Aging Report — Active Cases

Age	North	South
90 days or less	0	16
3 to 6 months	0	1
6 to 9 months	1	0
9 months to 1 year	0	1
1 to 2 years	0	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	1	19

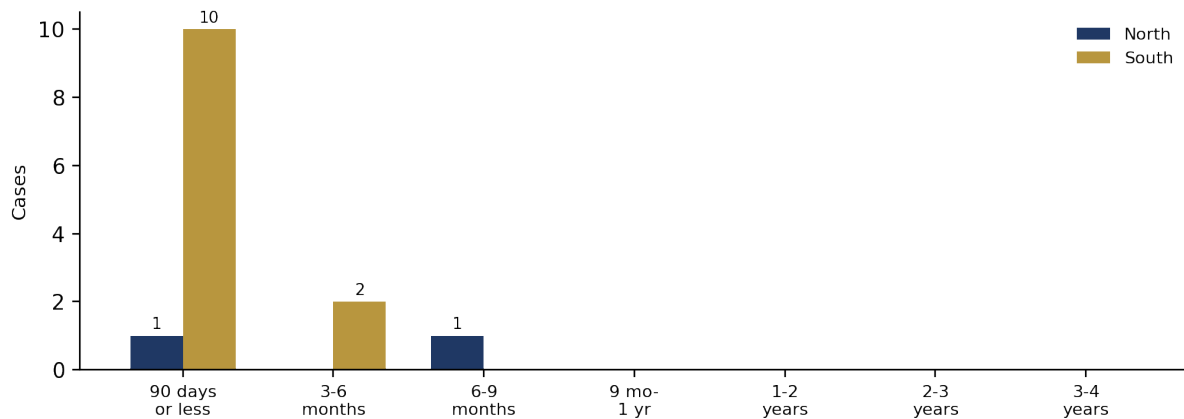
SOF — Aging Report: Active Cases



Aging Report — Closed Cases

Age	North	South
90 days or less	1	10
3 to 6 months	0	2
6 to 9 months	1	0
9 months to 1 year	0	0
1 to 2 years	0	0
2 to 3 years	0	0
3 to 4 years	0	0
Total	2	12

SOF — Aging Report: Closed Cases



Demographics

Active Cases

North — Active	Count
Reno	1
Total	1

South — Active	Count
Henderson	3
Las Vegas	14
Pahrump	1
N. Las Vegas	1
Total	19

Closed Cases

North — Closed	Count
Carson City	1
Minden	0
Reno	1
Total	2

South — Closed	Count
Henderson	3
Las Vegas	7
N. Las Vegas	2
Pahrump	0
Total	12

Closed Case Outcomes

Closed Case Outcome	North	South
CCIC Hearing – Prepare for Legal	0	0
Unsubstantiated Allegations	0	0
No Violation	2	11
Letter of Censure	0	0
Letter of Instruction	0	0
Non-Jurisdictional	0	0
Division Resolved Allegations	0	0
Division Terminated Investigation / Incomplete SOF	0	0
ADR Allegations	0	0
Duplicate Case	0	0

Closed at Claimant's Request	0	0
Parties Resolved Prior to Investigation	0	0
Administrative Fine / Education	0	1
Total	2	12

Top Alleged SOF Issues

Citation	Issue
NRS 116.31175	Review of Records
NRS 116A.620	Management Agreement
NAC 116.350	Allegations of Misconduct
NAC 116.355	Grounds for Discipline
NRS 116A.640	Prohibited Acts

Top SOF Found Issues

Citation	Issue
NRS 116A.620	Management Agreement

Intervention Affidavit (IA)

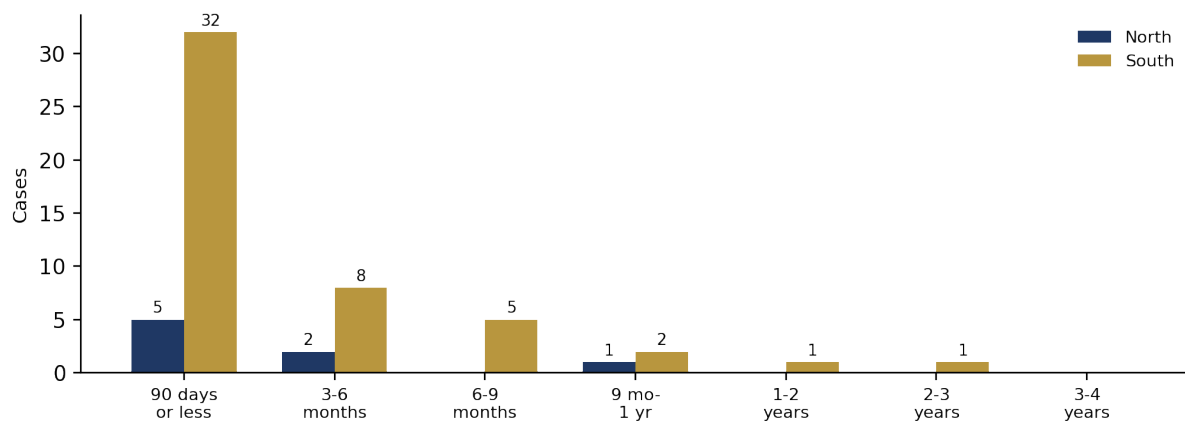
Case Summary

	North	South	Total
Cases Opened YTD	5	41	46
Total Active Cases	8	49	57
Total Cases Closed YTD	7	19	26

Aging Report — Active Cases

Age	North	South
90 days or less	5	32
3 to 6 months	2	8
6 to 9 months	0	5
9 months to 1 year	1	2
1 to 2 years	0	1
2 to 3 years	0	1
3 to 4 years	0	0
Total	8	49

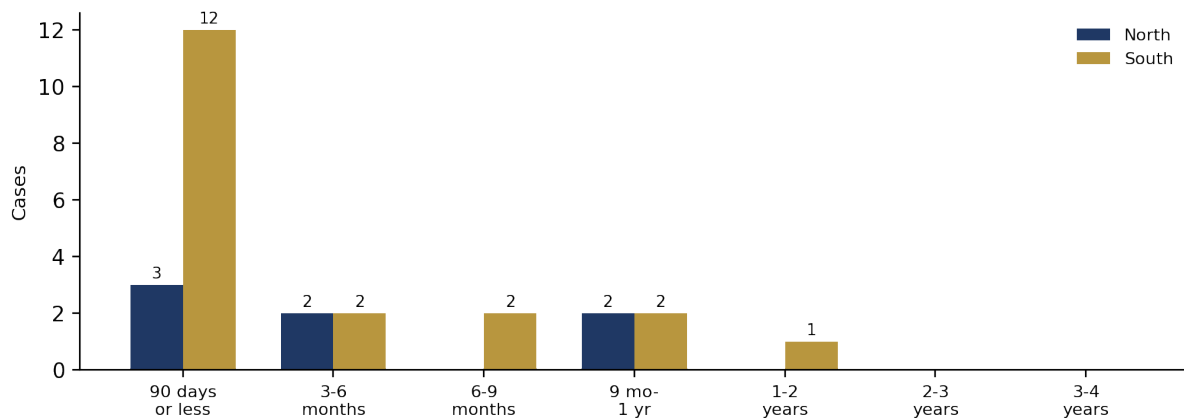
IA — Aging Report: Active Cases



Aging Report — Closed Cases

Age	North	South
90 days or less	3	12
3 to 6 months	2	2
6 to 9 months	0	2
9 months to 1 year	2	2
1 to 2 years	0	1
2 to 3 years	0	0
3 to 4 years	0	0
Total	7	19

IA — Aging Report: Closed Cases



Demographics

Active Cases

North — Active	Count
Dayton	1
Elko	1
Reno	3
Minden	1
Incline Village	2
Total	8

South — Active	Count
Henderson	7
Las Vegas	35
Boulder City	1
N. Las Vegas	6
Total	49

Closed Cases

North — Closed	Count
Carson City	0
Gardnerville	5
Incline Village	2
Sparks	0
Stateline	0
Reno	0
Zephyr Cove	0
Total	7

South — Closed	Count
Boulder City	0
Henderson	3
Las Vegas	12
Mesquite	0
N. Las Vegas	3
Pahrump	1
Total	19

Closed Case Outcomes

Closed Case Outcome	North	South
Pending INTRV3 / CCIC Hearing	0	0
Unsubstantiated Allegations	0	0
No Violation	2	12
Letter of Instruction	0	1
Non-Jurisdictional	5	1
Division Resolved Allegations	0	0
Division Terminated Investigation	0	0
CDL Issued	0	4
Duplicate Case	0	0
Closed at Claimant's Request	0	0
Consolidated w/ CCIC Case	0	1
Statute of Limitations Exceeded	0	0
Total	7	19

Top Found Issues — IA (Closed)

Citation	Issue
NAC 116.435	Reserve Study
NRS 116.31083	Board Meetings
NRS 116.31151	Budget
NRS 116.31153	Signatures Required
NRS 116.31158	Registration with OMB
NRS 116.4109	Resale of Units

Top Alleged Issues — IA

Citation	Issue
NRS 116.3103	Fiduciary Responsibility
NRS 116.31175	Review of Records
NAC 116.435	Reserve Study
NRS 116.31034	Elections
NRS 116.31083	Meetings