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NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS



From: [Sara Smith](#)
To: [NRED Administration](#)
Subject: Changes to HOA regulations
Date: Tuesday, August 18, 2026 2:08:41 PM

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To the Committee:

Public comments do not seem to have had an impact on the rules regarding HOA proposals. The proposals deny rights, privacy, and well-being to the citizen-owners who belong to HOAs around Las Vegas and Nevada as a whole.

The HOA boards are being given too much control over decisions that can have serious and deleterious effects on the lives of people who, on the whole, do their best to follow and uphold the HOA regulations. The regulations as they stand now are lengthy, dense, often not understandable, and require overly lengthy approvals of changes that are simple modifications and not architectural changes to homes or properties.

Section 2 of the proposed changes allow HOA boards, often without licensed or professional people, to make judgments about the nature of what is actually threatening or dangerous to individuals or communities. The proposed changes could expose owners to fines that are far beyond the current limits and consequences in place in Nevada as well as being out-of-reach for many people. HOA boards already have unprecedented power over owner's choices and do not require additional powers to determine a "health, safety, or welfare violation". If an HOA board is to have this type of power, the judgments cannot be subjective, but should have to follow a clear set of procedures and objectives because of the impact on owners. Owners must also be given equal opportunities to fight these judgments without undue effect on their lives, work, and/or businesses.

Lastly, HOAs are not impervious to making errors and mistakes, though it can be difficult sometimes to even communicate with managing entities..

Please do all that you can to protect the rights and needs of owners who already lack power in comparison to the boards who rule their communities.

Thank you,
Sara Smith

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Dance like there's nobody watching; love like you've never been hurt