

Nevada

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Nevada. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 18 categories

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1. ABANDONMENT

● **1. Presumption of Abandonment (NRS 118A.450)**

■ *Legal Reference:* [NRS 118A.450](#) (click to view statute)

● **2. Abandoned Personal Property (NRS 118A.460)**

■ *Legal Reference:* [NRS 118A.460](#) (click to view statute)

● **3. Notice Requirements for Abandoned Property (NRS 118A.460)**

■ *Legal Reference:* [NRS 118A.460](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures (NRS 118A.200, NRS 118A.260)**

■ *Legal Reference:* [NRS 118A.200](#), [NRS 118A.260](#) (click to view statute)

● **2. Written Lease Requirements (NRS 118A.200)**

■ *Legal Reference:* [NRS 118A.200](#) (click to view statute)

● **3. Lease Language Requirements (NRS 118A.220)**

■ *Legal Reference:* [NRS 118A.220](#) (click to view statute)

● **4. Lease Addendums (Various NRS 118A sections)**

■ *Legal Reference:* [Various NRS 118A sections](#) (click to view statute)

● **5. Lease Renewal (NRS 40.251)**

■ *Legal Reference:* [NRS 40.251](#) (click to view statute)

● **6. Lease Termination (NRS 40.251)**

■ *Legal Reference:* [NRS 40.251](#) (click to view statute)

● **7. Early Termination (NRS 118A.340, NRS 118A.345, NRS 118A.400)**

■ *Legal Reference:* [NRS 118A.340](#), [NRS 118A.345](#), [NRS 118A.400](#) (click to view statute)

3. DISCLOSURES

- 1. Required Disclosures at Lease Signing (NRS 118A.260)
■ *Legal Reference:* [NRS 118A.260](#) (click to view statute)
- 2. Security Deposit Disclosure (NRS 118A.242)
■ *Legal Reference:* [NRS 118A.242](#) (click to view statute)
- 3. Foreclosure Disclosure (NRS 118A.275)
■ *Legal Reference:* [NRS 118A.275](#) (click to view statute)
- 4. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d))
■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)
- 5. Methamphetamine Contamination (No corresponding statute)
■ *Legal Reference:* No corresponding statute

4. ENTRY & ACCESS

- 1. Right of Entry (NRS 118A.330)
■ *Legal Reference:* [NRS 118A.330](#) (click to view statute)
- 2. Emergency Entry (NRS 118A.330)
■ *Legal Reference:* [NRS 118A.330](#) (click to view statute)
- 3. Abuse of Access (NRS 118A.500)
■ *Legal Reference:* [NRS 118A.500](#) (click to view statute)
- 4. Tenant's Refusal of Access (NRS 118A.500)
■ *Legal Reference:* [NRS 118A.500](#) (click to view statute)

5. EVICTION PROCEDURES

- 1. No-Cause Eviction (NRS 40.251)
■ *Legal Reference:* [NRS 40.251](#) (click to view statute)
- 2. Eviction for Nonpayment of Rent (NRS 40.253, NRS 40.2512)
■ *Legal Reference:* [NRS 40.253, NRS 40.2512](#) (click to view statute)

● **3. Eviction for Lease Violations (NRS 40.2516)**

■ *Legal Reference:* [NRS 40.2516](#) (click to view statute)

● **4. Eviction for Nuisance or Illegal Activity (NRS 40.254)**

■ *Legal Reference:* [NRS 40.254](#) (click to view statute)

● **5. Self-Help Eviction Prohibited (NRS 118A.390)**

■ *Legal Reference:* [NRS 118A.390](#) (click to view statute)

● **6. Summary Eviction Process (NRS 40.253, NRS 40.254)**

■ *Legal Reference:* [NRS 40.253, NRS 40.254](#) (click to view statute)

● **7. Tenant's Right to Contest Eviction (NRS 40.253)**

■ *Legal Reference:* [NRS 40.253](#) (click to view statute)

● **8. Holding Over (NRS 118A.470, NRS 40.250)**

■ *Legal Reference:* [NRS 118A.470, NRS 40.250](#) (click to view statute)

6. FAIR HOUSING

● **1. Protected Classes - State Law (NRS 118.100)**

■ *Legal Reference:* [NRS 118.100](#) (click to view statute)

● **2. Protected Classes - Federal Law (Federal Fair Housing Act (42 USC 3601 et seq.))**

■ *Legal Reference:* [Federal Fair Housing Act \(42 USC 3601 et seq.\)](#) (click to view statute)

● **3. Prohibited Discriminatory Actions (NRS 118.100)**

■ *Legal Reference:* [NRS 118.100](#) (click to view statute)

● **4. Reasonable Accommodations for Disabilities (NRS 118.101, Federal FHA)**

■ *Legal Reference:* [NRS 118.101, Federal FHA](#) (click to view statute)

● **5. Service Animals & Emotional Support Animals (NRS 118.105, Federal FHA)**

■ *Legal Reference:* [NRS 118.105, Federal FHA](#) (click to view statute)

● **6. Familial Status Protection (NRS 118.100, Federal FHA)**

■ *Legal Reference:* [NRS 118.100, Federal FHA](#) (click to view statute)

● **7. Advertising Requirements (NRS 118.100)**

■ *Legal Reference:* [NRS 118.100](#) (click to view statute)

● **8. Filing Fair Housing Complaints (NRS 118.110)**

■ *Legal Reference:* [NRS 118.110](#) (click to view statute)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (NRS 118A.210)**

■ *Legal Reference:* [NRS 118A.210](#) (click to view statute)

● **2. Rent Increases (NRS 118A.300)**

■ *Legal Reference:* [NRS 118A.300](#) (click to view statute)

● **3. Late Fees (NRS 118A.210(4))**

■ *Legal Reference:* [NRS 118A.210\(4\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees (No specific statute for residential leases)**

■ *Legal Reference:* *No specific statute for residential leases*

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **7. Pet Fees & Deposits (No specific statute, NRS 118A.242 (security deposits), NRS 118.105 (assistance animals))**

■ *Legal Reference:* [No specific statute, NRS 118A.242 \(security deposits\), NRS 118.105 \(assistance animals\)](#) (click to view statute)

● **8. Utilities (NRS 118A.290, NRS 118A.380, NRS 118A.390)**

■ *Legal Reference:* [NRS 118A.290, NRS 118A.380, NRS 118A.390](#) (click to view statute)

8. HABITABILITY & MAINTENANCE

● **1. Implied Warranty of Habitability (NRS 118A.290)**

■ *Legal Reference:* [NRS 118A.290](#) (click to view statute)

- 2. Repairs & Maintenance Requests (NRS 118A.350, NRS 118A.355, NRS 118A.360)

■ Legal Reference: [NRS 118A.350, NRS 118A.355, NRS 118A.360](#) (click to view statute)

- 3. Essential Services (NRS 118A.380)

■ Legal Reference: [NRS 118A.380](#) (click to view statute)

- 4. Tenant's Repair and Deduct Remedy (NRS 118A.360)

■ Legal Reference: [NRS 118A.360](#) (click to view statute)

- 5. Landlord's Right to Access for Repairs (NRS 118A.330)

■ Legal Reference: [NRS 118A.330](#) (click to view statute)

- 6. Prohibition on Charging for Repairs (NRS 118A.290(3))

■ Legal Reference: [NRS 118A.290\(3\)](#) (click to view statute)

9. HEALTH & SAFETY

- 1. Smoke Detectors (Local building/fire codes; NRS 118A.290)

■ Legal Reference: [Local building/fire codes; NRS 118A.290](#) (click to view statute)

- 2. Carbon Monoxide Detectors (Local building codes; NRS 118A.290)

■ Legal Reference: [Local building codes; NRS 118A.290](#) (click to view statute)

- 3. Fire Extinguishers (Local fire codes)

■ Legal Reference: [Local fire codes](#) (click to view statute)

- 4. Bedbug Responsibilities (No specific statute)

■ Legal Reference: [No specific statute](#)

- 5. Mold Disclosure & Remediation (No specific statute; NRS 118A.290 (habitability))

■ Legal Reference: [No specific statute; NRS 118A.290 \(habitability\)](#) (click to view statute)

- 6. Smoking Policies (No statewide restriction; NRS 118A.320 (rules))

■ Legal Reference: [No statewide restriction; NRS 118A.320 \(rules\)](#) (click to view statute)

10. LOCAL ORDINANCES

- 1. City-Specific Requirements (Various local ordinances)

■ *Legal Reference: Various local ordinances*

● **2. HOA Rules (NRS 116 (Common-Interest Communities))**

■ *Legal Reference: [NRS 116 \(Common-Interest Communities\)](#) (click to view statute)*

● **3. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference: [Local zoning ordinances](#) (click to view statute)*

11. PET POLICIES

● **1. Pet Agreements & Policies (No specific statute; general contract law)**

■ *Legal Reference: No specific statute; general contract law*

● **2. Service Animals (NRS 118.105, Federal ADA/FHA)**

■ *Legal Reference: [NRS 118.105, Federal ADA/FHA](#) (click to view statute)*

● **3. Emotional Support Animals (NRS 118.105, Federal FHA)**

■ *Legal Reference: [NRS 118.105, Federal FHA](#) (click to view statute)*

● **4. Pet Damage (NRS 118A.242)**

■ *Legal Reference: [NRS 118A.242](#) (click to view statute)*

12. PROPERTY MANAGEMENT LICENSING

● **1. Real Estate License Requirement (NRS 645.230)**

■ *Legal Reference: [NRS 645.230](#) (click to view statute)*

● **2. Property Management Permit (NRS 645.6052)**

■ *Legal Reference: [NRS 645.6052](#) (click to view statute)*

● **3. Designated Property Manager (NRS 645.6055)**

■ *Legal Reference: [NRS 645.6055](#) (click to view statute)*

● **4. Property Management Agreement Requirements (NRS 645.6056)**

■ *Legal Reference: [NRS 645.6056](#) (click to view statute)*

● **5. Trust Account Requirements (NRS 645.310)**

■ *Legal Reference: [NRS 645.310](#) (click to view statute)*

● **6. Record Retention for Property Managers (NRS 645.6051)**

■ *Legal Reference:* [NRS 645.6051](#) (click to view statute)

13. REPORTING & DOCUMENTATION

● **1. Record Retention - Property Managers (NRS 645.6051, NRS 645.310)**

■ *Legal Reference:* [NRS 645.6051](#), [NRS 645.310](#) (click to view statute)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **3. Maintenance Logs (NRS 645.6051, NRS 118A.290)**

■ *Legal Reference:* [NRS 645.6051](#), [NRS 118A.290](#) (click to view statute)

● **4. Inspection Reports (NRS 118A.242, general best practice)**

■ *Legal Reference:* [NRS 118A.242](#), [general best practice](#) (click to view statute)

● **5. Lead Registry (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Bedbug Registry (No corresponding statute)**

■ *Legal Reference:* [No corresponding statute](#)

● **7. Compliance Audit Trail (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **8. Insurance Requirements (No specific statute requiring landlord insurance)**

■ *Legal Reference:* [No specific statute requiring landlord insurance](#)

● **9. Attorney Fees (NRS 118A.220, NRS 118A.390)**

■ *Legal Reference:* [NRS 118A.220](#), [NRS 118A.390](#) (click to view statute)

● **10. COVID-19 / Eviction Moratorium Considerations (Various emergency orders (expired))**

■ *Legal Reference:* [Various emergency orders \(expired\)](#) (click to view statute)

14. RETALIATION

● **1. Prohibited Retaliatory Actions (NRS 118A.510)**

■ *Legal Reference:* [NRS 118A.510](#) (click to view statute)

● **2. Remedies for Retaliation (NRS 118A.510)**

■ *Legal Reference:* [NRS 118A.510](#) (click to view statute)

● **3. Exceptions to Retaliation Claims (NRS 118A.510(3))**

■ *Legal Reference:* [NRS 118A.510\(3\)](#) (click to view statute)

15. SECURITY DEPOSITS

● **1. Security Deposit Limits (NRS 118A.242(1))**

■ *Legal Reference:* [NRS 118A.242\(1\)](#) (click to view statute)

● **2. Security Deposit Storage (NRS 118A.242)**

■ *Legal Reference:* [NRS 118A.242](#) (click to view statute)

● **3. Security Deposit Return (NRS 118A.242(4))**

■ *Legal Reference:* [NRS 118A.242\(4\)](#) (click to view statute)

● **4. Allowable Deductions (NRS 118A.242(4))**

■ *Legal Reference:* [NRS 118A.242\(4\)](#) (click to view statute)

● **5. Itemization Requirements (NRS 118A.242(4))**

■ *Legal Reference:* [NRS 118A.242\(4\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (NRS 118A.242(6)(7))**

■ *Legal Reference:* [NRS 118A.242\(6\)\(7\)](#) (click to view statute)

● **7. Transfer of Security Deposit (NRS 118A.244)**

■ *Legal Reference:* [NRS 118A.244](#) (click to view statute)

● **8. Receipts for Deposits (NRS 118A.250)**

■ *Legal Reference:* [NRS 118A.250](#) (click to view statute)

16. SPECIAL PROPERTY TYPES

● **1. Rent Control (No corresponding statute)**

■ *Legal Reference:* *No corresponding statute*

● **2. Condominiums (NRS 116 (Common-Interest Communities), NRS 118A.180)**

■ *Legal Reference:* [NRS 116 \(Common-Interest Communities\)](#), [NRS 118A.180 \(click to view statute\)](#)

● **3. Manufactured/Mobile Homes (NRS 118B (Manufactured Home Parks), NRS 118A.180)**

■ *Legal Reference:* [NRS 118B \(Manufactured Home Parks\)](#), [NRS 118A.180 \(click to view statute\)](#)

● **4. Subsidized Housing (Federal HUD regulations)**

■ *Legal Reference:* [Federal HUD regulations \(click to view statute\)](#)

● **5. Student Housing (No specific statute; NRS 118A applies)**

■ *Legal Reference:* [No specific statute; NRS 118A applies](#)

● **6. Senior Housing (55+) (Federal Fair Housing Act (HOPA exemption))**

■ *Legal Reference:* [Federal Fair Housing Act \(HOPA exemption\) \(click to view statute\)](#)

● **7. Short-Term Rentals (No specific state statute; NRS 118A may not apply; local ordinances vary)**

■ *Legal Reference:* [No specific state statute; NRS 118A may not apply; local ordinances vary \(click to view statute\)](#)

● **8. Commercial Property (NRS 118A.180 - excludes commercial property)**

■ *Legal Reference:* [NRS 118A.180 - excludes commercial property \(click to view statute\)](#)

17. SPECIAL PROTECTIONS

● **1. Domestic Violence Protections (NRS 118A.345)**

■ *Legal Reference:* [NRS 118A.345 \(click to view statute\)](#)

● **2. Victim Protection from Eviction (NRS 118A.510(1)(h), NRS 118A.515)**

■ *Legal Reference:* [NRS 118A.510\(1\)\(h\)](#), [NRS 118A.515 \(click to view statute\)](#)

● **3. Right to Display U.S. Flag (NRS 118A.325)**

■ *Legal Reference:* [NRS 118A.325 \(click to view statute\)](#)

● **4. Protections for Federal/State/Tribal Workers During Shutdown (NRS 118A.310, NRS 118A.315, NRS 40.251)**

■ *Legal Reference:* [NRS 118A.310](#), [NRS 118A.315](#), [NRS 40.251 \(click to view statute\)](#)

18. TENANT OBLIGATIONS

● 1. Basic Tenant Obligations (NRS 118A.310)

■ *Legal Reference:* [NRS 118A.310](#) (click to view statute)

● 2. Compliance with Rules and Regulations (NRS 118A.320)

■ *Legal Reference:* [NRS 118A.320](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. City-Specific Requirements (Various local ordinances)

■ *Legal Reference:* [Various local ordinances](#)

● 2. HOA Rules (NRS 116 (Common-Interest Communities))

■ *Legal Reference:* [NRS 116 \(Common-Interest Communities\)](#)

● 3. Zoning Compliance (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#)

For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: support@enCompliance.com

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