

CRIME FREE MULTI-HOUSING

EVICTON & LEGISLATIVE UPDATE

Presentation Handout · Reno, Nevada · Fall 2026

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PRESENTED BY

Chris Foti

Partner · S.0179866 | PM.0167164

Next Level Property Management

Multifamily Property Management, Marketing,
and Consulting

B.1000986.LLC



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For educational purposes only, not legal advice.

NEVADA EVICTION QUICK REFERENCE

NOTICE TYPES AT A GLANCE

3
DAYS

Notice to Quit

NRS 40.2514

Nuisance, waste, unlawful business, drug activity (not simple possession), illegal sublet.

Stop it? No. **Prove:** the conduct fits the statute.

5
DAYS

Perform or Quit

NRS 40.2516

Lease violations: unauthorized pet or occupant, parking, insurance, unpaid fees outside rent.

Stop it? Yes, by fixing it. **Prove:** not fixed in time.

7
DAYS

Pay or Quit

NRS 40.253

Nonpayment of rent. Weekly rent, tenancy 45 days or less: may use noon of the 4th full day.

Stop it? Yes, pay in full. **Prove:** rent not paid in full.

30
OR 7

No-Cause Notice

NRS 40.251

Ending the tenancy: 30 days month-to-month, 7 days week-to-week. No violation needed.

Tenant 60+ or disabled can ask in writing for 30 more days. Your notice must tell them.

COUNTING DAYS

3, 5, and 7-day: judicial days. Skip weekends and court holidays. **No-cause:** calendar days. **Never** count the day of service.

Example: served Mon, Oct 19. 7-day deadline is close of business Wed, Oct 28.

WHO CAN SERVE

Sheriff, constable, licensed process server, or an attorney's agent (NRS 40.280). Keep the proof of service.

WHAT GOES ON A 7-DAY

INCLUDE

- **The rent figure on the lease.** Leases on or after Oct 1, 2025: one number that includes every mandatory fee (AB 121).
- **Late fees** if in the lease, max 5% of rent, and only after the required 3-day grace period (NRS 118A.210).
- Lease before Oct 1, 2025: base rent plus late fees.

LEAVE OFF

- Optional fees: pet rent, parking, storage
- Electric, gas, or water billed outside the rent (RUBS)
- Eviction, attorney, or collection fees
- Damages, repairs, one-time fees

Unpaid? That's a lease violation. Serve a 5-day.

RENT EVICTION

About 3 to 4 weeks

1

Serve the 7-Day

Day of service

By an authorized server.

2

Notice Runs Out

7 judicial days

Tenant can pay, move, or file an affidavit by close of business day 7.

3

File With the Court

About 1 week

Landlord's Affidavit/Complaint, with notice and proof of service.

4

Lockout Order

About 1 to 2 weeks

Sheriff posts the 24-hour notice within 24 hours of receiving it.

5

Lockout

24 to 36 hrs after posting

Change the locks while the deputy is there.

OTHER EVICTIONS

About 4 to 8 weeks

Lease violation, nuisance, and no-cause. Same as rent, plus a second notice before you file.

1 · First Notice

3-day, 5-day, or 30-day. Let it run out.

2 · 5-Day Notice to Quit

The step people miss. 5 judicial days (NRS 40.254).

3 · File

Tenant's affidavit due by close of business day 5.

4 · Order and Lockout

Same as rent. 3/5-day: about 4 to 5 weeks. 30-day: about 8.

TENANT FILES AN AFFIDAVIT?

It goes to a hearing, and there's no lockout until the judge rules. Miss the deadline and judges rarely help, unless the notice or service was wrong.

LOCKS: SHERIFF ONLY

Wait for the order and the deputy. A wrongful lockout can cost actual damages plus up to \$2,500 (NRS 118A.390).

FEDERAL RULE: CARES ACT 30-DAY NOTICE

Nonpayment only

Covered if any: a resident pays with a Section 8 voucher · tax credits (LIHTC) or other HUD/USDA assistance · loan backed by Fannie Mae, Freddie Mac, FHA, VA, or USDA. Covered properties need a 30-day notice to vacate before filing. Still federal law as of 2026. Not sure? Ask your lender or attorney before you file.

BELONGINGS LEFT BEHIND

NRS 118A.460

Days 1 to 5

Let them retrieve essentials: medication, formula, clothing.

Days 1 to 30

Store it safely. Charge actual storage costs.

Tip: By Day 16

Mail the written disposal notice. The 14 days start when you send it.

After Day 30

Dispose, once 30 days and 14 days after notice have both passed.

Photo and inventory everything at the lockout. A vehicle left behind follows the abandoned vehicle process.

EVERY INCIDENT REPORT ANSWERS

Who

Names, unit, witnesses

What

What you saw or heard

When

Date and exact time

Where

Unit or spot on site

Proof

Photo, video, case number

Weak: "The guy in 204 is a nightmare and probably dealing drugs."

Strong: "Oct 3, 11:40 p.m. to 12:10 a.m.: six visitors to unit 204, each under 5 minutes. Video attached."

EXTENDED STAY: GUEST OR TENANT?

NRS 118A.180

Under 30 Days: Guest

Hotel or motel stays under 30 consecutive days are excluded from landlord-tenant law, unless they clearly intend to stay longer.

Removal: disorderly conduct, property damage, or a disturbance (NRS 651.020). Won't pay or won't leave: ask them to go, then it's trespass.

30+ Days: Tenant

Full eviction, same as an apartment. Notices, court, Sheriff. No lockout without the process.

When in doubt, treat them as a tenant. If you act like a landlord, the court will treat you like one.

RED FLAGS A GUEST IS BECOMING A TENANT

Same room 30+ days

Mail delivered there

Their own furniture

Refuses housekeeping

Security deposit (not a card hold)

Ran an application

Monthly payments

Staff calls them a "resident"

CRIMINAL ACTIVITY

Activity

What they do at your property. Enforceable.

History

A past record is not a lease violation.

When it happens: call police and get the case number, document it, serve the 3-day.

Triggers: violence or threats, drug dealing, firearms incidents, gang activity, destroying property, heavy unauthorized traffic, an illegal business.

Never evict just for calling police or 911 (NRS 118A.515). Act on the conduct officers find, not the number of calls.

Describe, don't label. "Six visitors, 11 p.m. to 3 a.m.," not "drug house." Every adult on the lease signs the crime-free addendum.

FAIR HOUSING

Federal: race, color, religion, national origin, sex, familial status, disability. **Nevada adds:** sexual orientation, gender identity or expression, ancestry (NRS 118.100).

Immigration status: not protected, but national origin is. Don't ask, never threaten to report.

Criminal history: not protected. Screen with written criteria for everyone: convictions, not arrests, specific offenses, set lookback.

DV, Harassment, Sexual Assault, or Stalking Victims (NRS 118A.345, .510)

No retaliation. Can end the lease early with written notice plus a protective order or police report (DV: or a qualified third-party affidavit). Incident within 90 days. Ends at end of rental period or 30 days, whichever is sooner. No keeping the deposit for ending early.

AB 121 LEASE CHECKLIST

In effect since Oct 1, 2025

- | | |
|---|---|
| ☐ One rent number with every mandatory fee, in the lease and every listing. You can still list the fees under it. | ☐ Utility asterisk only if the utility can't bill residents directly: half the rent's font size, same page, utility name and phone. |
| ☐ A free way to pay with no fee and no bank info required. A check counts. | ☐ Portal fees at cost , and listed in the lease. |
| ☐ No screening fees for household members under 18. | ☐ Refund if you rented to someone else and never ran their screening. |
| ☐ Lease copy to any applicant who asks before signing. | ☒ Why it matters: tenants can sue over the rent number. Damages, attorney's fees, \$250 per deceptive violation. |

ALSO PASSED IN 2025

AB 211, substandard properties. Multifamily rentals that seriously endanger health or safety. Not fixed after notice? A court can appoint a receiver who collects the rent for repairs. Owner pays relocation. **Fix code notices.**

AB 540, attainable housing. \$133M state fund. First round: 28 rental units in Reno (supportive housing). Little direct impact on Reno rentals so far.

WATCH FOR 2027

AB 283 · landlord files first, adds time. **Vetoed**

AB 280 · 5% rent increase cap, tenants 62+. **Vetoed**

AB 201 · sealing eviction records. **Vetoed**

AB 223 · fast-track repair cases, rent escrow. **Vetoed**

SB 10 · corporate home-buying cap. **Failed by 1 vote**

Next regular session: February 2027.

SIX THINGS TO TAKE BACK TO YOUR OFFICE

1 Write it down. Facts, dates, proof, in order.

2 Right notice, right amount.

3 Serve it right. Keep proof of service.

4 Same rules for everyone.

5 No DIY lockouts. Order and Sheriff.

6 Check your lease for AB 121.

KEY STATUTES

NRS 40.251	No-cause notice
NRS 40.2514	3-day notice to quit
NRS 40.2516	5-day perform or quit
NRS 40.253	7-day pay or quit, lockout order
NRS 40.254	5-day notice to quit (second notice)
NRS 40.280	Service of notices
NRS 118A.200	Lease terms, single rent figure (AB 121)
NRS 118A.210	Late fees, 5% cap, grace period
NRS 118A.390	Unlawful lockout
NRS 118A.460	Property left behind
NRS 118A.515	Calls for police or emergency help

Statutes: leg.state.nv.us/NRS

Court forms: washoecounty.gov/rjc

PRESENTED BY

Chris Foti

S.0179866 | PM.0167164

Next Level Property Management
Multifamily Property Management, Marketing, and Consulting
5470 Kietzke Ln
Ste 300
Reno, NV 89511
(775) 502-8287
cfoti@nextlevelpm.co
www.nextlevelpm.co