

CRIME FREE MULTI-HOUSING PROGRAM

EVICTIIONS & LEGISLATIVE UPDATE

Property Manager Training

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Reno, Nevada | Fall 2026



WHO I AM

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Next Level Property Management



PREVIOUSLY · 2016 TO 2022

Kramer Properties

Former CEO. Bought underperforming assets, cleared them out, and leased them back up.

TODAY · 2022 TO PRESENT

Next Level Property Management

Next Level Property Management and Next Level Communities, our multifamily marketing company.

Filling in today for my business partner, T Tran

TODAY

WHAT WE'LL COVER

- 01 Foundations**
Notices, documentation, service
- 02 Extended Stay**
Guest or tenant?
- 03 Criminal Activity**
The addendum, police, fair housing
- 04 The Market**
What we're seeing right now
- 05 Legislation**
What passed, what's coming in 2027
- 06 Deputy Q&A**
Lockouts and your questions

TWO THEMES RUN THROUGH EVERYTHING

Documentation

If it isn't written down, it didn't happen.

Consistency

Treat every resident the same way. That's your defense.

Education, not legal advice. Talk to your attorney about any specific case.

FOUNDATIONS

EVERY EVICTION NEEDS THREE REASONS

1 Legal Reason

Grounded in Nevada law, with the right notice for the situation.

- 3-day: Nuisance, Drugs, Waste
- 5-day: Lease Violation
- 7-day: Non-Payment

2 Lease Reason

The specific lease or addendum term they broke.

- Rent not paid
- Unauthorized occupant or pet
- Crime-free addendum violation

3 Documented Reason

Proof, and ideally a pattern. One serious incident can be enough.

- Dated incident reports
- Complaints, photos, video
- Police calls for service

Not Renewing a Tenant's Lease Isn't an Eviction

No violation is needed, just proper notice. It only becomes an eviction if the tenant stays past the move-out date on the notice.

NOTICE TYPES AT A GLANCE

3
DAYS

Notice to Quit

NRS 40.2514

Nuisance, waste, unlawful business, drug dealing, illegal sublet

Can They Stop It?

No

What You Have to Prove

The conduct fits the statute

5
DAYS

Perform or Quit

NRS 40.2516

Lease violations: pet, occupant, parking, insurance

Can They Stop It?

Yes, by fixing it

What You Have to Prove

They didn't fix it in time

7
DAYS

Pay or Quit

NRS 40.253

Nonpayment of rent

Can They Stop It?

Yes, pay in full

What You Have to Prove

Rent wasn't paid in full

30
OR 7
DAYS

No-Cause Notice

NRS 40.251

Not renewing: 30 days month-to-month, 7 days week-to-week

Violation Needed?

No

Is It an Eviction?

Only if they stay

“In time” = by the date on the notice. 3, 5, and 7-day notices count judicial days (no weekends or court holidays). No-cause notices count calendar days. Never count the day of service. Tenants 60+ or disabled can request 30 more days on a 30-day no-cause.

WHERE NOTICES GO WRONG

3-DAY NOTICE TO QUIT

Does It Fit the Statute?

✓ **Fits**

- Dealing drugs from the unit
- Violence or threats that disturb neighbors
- Serious property damage (waste)
- Illegal business or sublet

⚠ **Doesn't Fit: Use 5-Day Perform or Quit**

- One loud party
- Unauthorized pet or occupant
- Simple drug possession (personal use)
- Parking or trash issues

Rule of thumb: harms the property or neighbors = 3-day.

7-DAY PAY OR QUIT

What Goes on It?

✓ **Include**

- The rent figure on the lease
- Late fees in the lease, max 5% of rent

⚠ **Leave Off**

- Utilities billed outside the rent (RUBS)
- Eviction, attorney, or collection fees
- Damages, repairs, one-time pet fees

Rule of thumb: if it's in the rent figure on the lease, it goes on the notice. If not, leave it off.

Wrong notice or wrong amount = start over. The judge isn't excusing them. The notice just didn't hold up.

WHAT COUNTS AS RENT ON A 7-DAY?

For leases signed or renewed on or after Oct 1, 2025 (AB 121)

Mandatory Fees

Every resident pays it. No choice.

- Valet trash
- Amenity fee
- Required tech package

Built into the rent: \$1,450 base + \$100 fees = **\$1,550 rent**

On the 7-Day: Yes

Part of the rent figure.

Optional Fees

The resident chose it.

- Pet rent
- Parking spot
- Storage

Can be billed separately.

On the 7-Day: No

Unpaid? Serve a 5-Day instead.

RUBS / Utilities

Electric, gas, or water, when the utility can't bill the tenant directly. On the lease:

Rent: \$1,550*

**Plus electric, billed by RUBS*

Trash, sewer, pest don't count. Mandatory? It goes in the rent.

On the 7-Day: No

Unpaid? Serve a 5-Day instead.

Plus late fees, on any lease: if they're in the lease, no more than 5% of the rent, and only after the required 3-day grace period.

Lease signed before Oct 1, 2025? Only base rent and late fees go on the 7-day. Fees billed separately stay off.

RENT EVICTION: NOTICE TO LOCKOUT

ESTIMATED TOTAL

3 to 4 Weeks

STEP 1

Serve the 7-Day Notice

Day of service

Sheriff, constable, licensed process server, or attorney's agent



STEP 2

Notice Runs Out

7 judicial days

About 1.5 weeks. They didn't pay or move out.



STEP 3

File the Unlawful Detainer

About 1 week

Confirm they're still there. File the complaint with copies of your notices and proof of service.



STEP 4

Lockout Order

About 1 to 2 weeks

Judge signs. Sheriff posts the 24-hour lockout notice on the door.



STEP 5

Lockout

24 to 36 hours after posting

Change the locks while the Sheriff is there. Secure every window and door.

Tenant Files an Affidavit?

Deadline: close of business on day 7. That means a hearing, and no lockout until the judge rules. Miss the deadline and judges rarely help, unless your notice or service was wrong.

Our rule: change the locks only with the Sheriff there. A wrongful lockout can cost up to \$2,500 plus damages (NRS 118A.390).

FOUNDATIONS · FEDERAL RULE

THE CARES ACT 30-DAY NOTICE

Nonpayment only. If your property is covered, federal law requires a 30-day notice to vacate before you file.

Are You Covered?

Any one of these:

- A resident pays with a **Section 8 voucher**
- The property has **tax credits (LIHTC)** or other HUD or USDA assistance
- The loan is backed by **Fannie Mae, Freddie Mac, FHA, VA, or USDA**

Where It Stands

Still federal law. Tenants can raise it as a defense in court.

Fannie and Freddie stopped enforcing it in late 2025.

A repeal bill cleared a House committee in Feb 2026. Not law yet.

Washoe's forms don't mention it. It's on you to know.

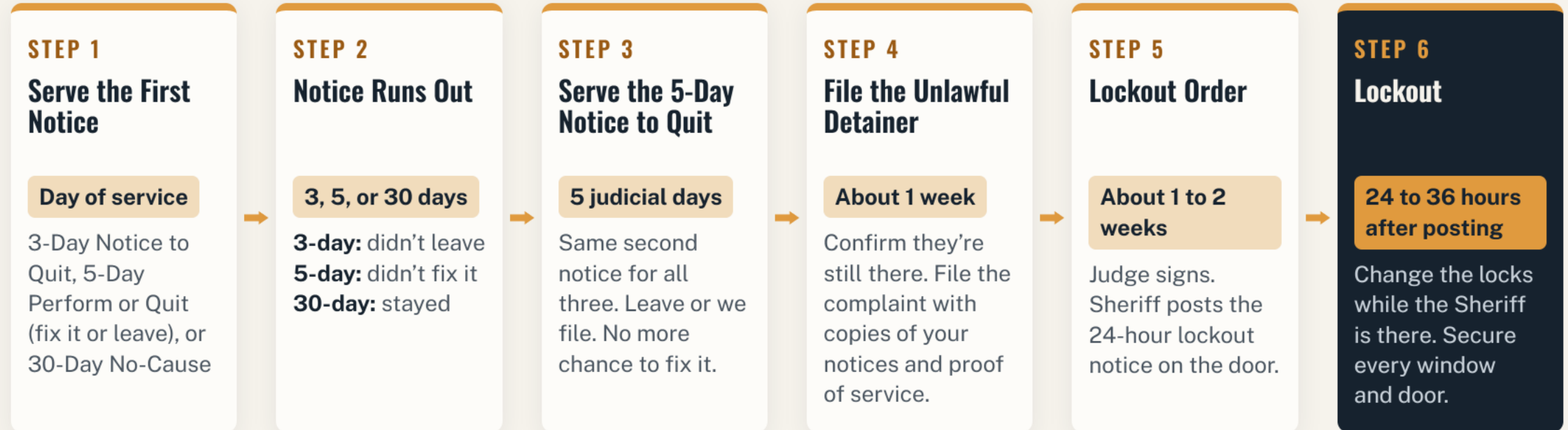
Not sure if you're covered? Ask your lender or attorney before you file.

OTHER EVICTIONS: NOTICE TO LOCKOUT

ESTIMATED TOTAL

4 to 8 Weeks

Lease violation, nuisance, and no-cause



Tenant Files an Affidavit?

Deadline: close of business on day 5 of the 5-Day Notice to Quit. That means a hearing, and no lockout until the judge rules.

Our rule: change the locks only with the Sheriff there. 3-day or 5-day: about 4 to 5 weeks. 30-day no-cause: about 8 weeks.

THEIR STUFF IS STILL YOUR PROBLEM

Days 1–5

Let Them Get Essentials

Within 5 days of the lockout, give them a reasonable chance to retrieve medication, baby formula, clothing, and personal care items.



Days 1–30

Store It and Send Notice

They can reclaim it anytime. You can charge your actual storage costs.



After Day 30

Then You Can Dispose

Once it's been 30 days since the lockout and 14 days since your written notice.



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



Mail the disposal notice by day 16. The 14 days start when you send it, so you're clear at day 30. Wait until day 30 to send it and you're holding their stuff until day 44.

IF IT ISN'T WRITTEN DOWN, IT DIDN'T HAPPEN

Keep the Record

- Incident logs, emails, and texts
- Police calls for service and reports
- Photos and video
- Vendor and maintenance logs
- Every notice, with proof of service

Build it in date order. A clean timeline tells the story for the judge.

Facts, Not Feelings

⚠️ **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 stayed under 5 minutes. Video attached."

EVERY INCIDENT REPORT ANSWERS

Who

Names, unit number, witnesses

What

What you saw or heard, not what you think

When

Date and exact time

Where

Unit or spot on the property

Proof

Photo, video, police report number

Evictions are won or lost by documentation before the first notice is ever served.

EXTENDED STAY · MOTELS & WEEKLIES

GUEST OR TENANT?

Under 30 Days

Usually a **guest**. Landlord-tenant law doesn't apply.

30+ Days

A **tenant**. So is anyone who clearly intends to stay longer.

LABELS DON'T MATTER. THE COURT LOOKS AT FOUR THINGS:

Length of Stay

30 consecutive days is the line. Long weekly renewals are high risk.

Payment Frequency

Nightly points to guest.
Weekly is a gray zone.
Monthly points to tenant.

Services

Housekeeping, linens, and front desk service point to guest.

Control

Same room long term, their own furniture, mail delivered there point to tenant.

NRS 118A.180: hotel or motel stays under 30 consecutive days are excluded, unless the occupant clearly intends to stay longer.

EXTENDED STAY · TWO PATHS

STATUS DECIDES THE PATH

GUEST

Hotel Removal

Same day. No court.

- Disorderly conduct, property damage, or a disturbance: you can remove them (NRS 651.020)
- Won't pay or won't leave: ask them to go, then it's trespass
- Police can assist
- Keep clean records

TENANT

Full Eviction Only

3-4 weeks. Court process.

- Proper notices: 7-day, 5-day, 3-day, or no-cause
- Same process as an apartment
- Lockout only through the court and the Sheriff
- Removing a tenant like a guest is major liability



When in doubt, treat them as a tenant and go through the court.

EXTENDED STAY · WARNING SIGNS

RED FLAGS: YOUR GUEST IS NOW A TENANT

Even before 30 days, these show they intend to stay. That can make them a tenant early.

⚠ Same room for 30+ days

⚠ Getting mail at the property

⚠ Moving in their own furniture

⚠ Refusing housekeeping

⚠ You took a security deposit (not a card hold)

⚠ You ran an application or background check

⚠ They call it “my apartment”

⚠ Your staff calls them a “resident”

If you act like a landlord, the court will treat you like a landlord.

CRIMINAL ACTIVITY · THE ADDENDUM

ACT ON ACTIVITY, NOT HISTORY

The crime-free addendum lets you act faster. It still follows Nevada law, and every adult on the lease should sign it.

Criminal Activity

Enforceable. What they do at your property.

Criminal History

Not grounds on its own. A past record isn't a lease violation.

WHEN IT HAPPENS

1

Call the Police

Get the case or incident number.



2

Document It

Who, what, when, where, proof.



3

Serve the 3-Day

Nuisance or drug activity. No chance to fix it.

CRIMINAL ACTIVITY · TRIGGERS

ACTIVITY THAT CAN TRIGGER AN EVICTION

⚠ Violence or threats

⚠ Drug dealing

⚠ Firearms incidents

⚠ Gang activity

⚠ Destroying property

⚠ Unauthorized occupants, heavy traffic

⚠ Conduct police find at your property

⚠ Running an illegal business

💡 **Describe it, don't label it.** Write "six visitors between 11 p.m. and 3 a.m.," not "drug house."

CRIMINAL ACTIVITY · COORDINATION

WORKING WITH LAW ENFORCEMENT

✓ Police May Share

Calls for service

Incident reports

Trespass warnings

🔒 Police Can't Share

Active investigations

Victim information

GET IT FOR YOUR FILE

1 Get the Number

Case or incident number, every call.



2 Request Copies

Reports and call logs. Ask the deputy the best way.



3 Bring Them to Court

Attach them to your complaint.

👤 **Build the relationship before you need it.** Officers want facts, not speculation.

STAY ON THE RIGHT SIDE OF FAIR HOUSING

Same Rules, Every Resident

Consistent enforcement is your strongest defense.

Same rule, same notice, same timeline. No exceptions for favorites.

Documented Conduct, Case by Case

Act on what happened, not on assumptions about a person.

Before you act, ask: What happened? What's my proof?

Never Punish a Victim

No retaliation against victims of domestic violence, harassment, sexual assault, or stalking (NRS 118A.510).

Ending the Lease Early (NRS 118A.345)

- Written notice, plus a protective order or police report (for DV, a qualified third-party affidavit also works)
- Incident within the last 90 days
- Ends at the end of the rental period or in 30 days, whichever is sooner
- You can't keep the deposit for ending early.



A victim calling the police is not a reason to evict. Neither is the abuser's behavior toward them.

PROTECTED CLASSES IN NEVADA

FEDERAL

- Race
- Color
- Religion
- National Origin
- Sex
- Familial status
- Disability

NEVADA ADDS

- Sexual Orientation
- Gender identity or Expression
- Ancestry

Immigration Status?

Not a protected class. National origin is. Asking about status can turn into a national origin claim, so **don't ask, and never threaten to report.**

Criminal History?

Not a protected class. You can screen for it at application, **if your written criteria apply to everyone.** Stick to **convictions, not arrests**, for specific offenses within a set number of years.

MARKET · WHY IT MATTERS HERE

WHAT WE'RE SEEING RIGHT NOW

TENANTS ARE STRETCHED

16.3%

of Nevada credit card balances are 90+ days past due. **Highest in the nation.** U.S. average: 12.4%.

Federal Reserve Bank of New York / Equifax, Q4 2025

IN OUR APPLICATIONS

- | More applicants with serious credit issues
- | Rising credit card balances
- | Car payment defaults and collections

Stretched tenants mean more late rent. Screen in writing. Act on late rent fast.

LEGISLATIVE UPDATE · PASSED 2025

AB 121: WHAT YOU HAVE TO CHANGE

The fee transparency law. In effect since Oct 1, 2025. Now in NRS 118A.

One Rent Number

Rent is one figure that includes every mandatory fee. In the lease and anywhere you list rent.

You can still list each fee under it.

Utilities Exception

Electric, gas, or water can be billed separately, with the asterisk disclosure in the lease.

When the utility can't contract with each tenant directly (often master meters), or water is master-metered.

A Free Way to Pay

At least one payment option with no fee and no bank info required. A check counts.

Portal Fees at Cost

Online payment fees can't exceed what the portal charges you. List the fee in the lease.

No Fees for Minors

No application, credit, or background fees for household members under 18.

Refund Unused Fees

Rented to someone else and never ran their screening? Refund their fee.

Lease Copy on Request

Applicants can ask to see the lease before they sign. You have to provide it.

Tenants Can Sue

Over the rent number: damages plus attorney's fees. \$250 per violation if deceptive.

LEGISLATIVE UPDATE · PASSED 2025

TWO MORE BILLS THAT PASSED

AB 211 Substandard Properties

Multifamily rentals that seriously endanger health or safety

- 1 City or county posts and mails a notice to fix, with a deadline
- 2 Not fixed? City, county, or a tenant group can ask a district court to appoint a receiver
- 3 Receiver takes control and collects rent for repairs. **Owner can't collect rent.**
- 4 Unsafe to live in? Owner pays tenant relocation

Takeaway: fix code violations when you get the notice.

AB 540 Attainable Housing Fund

\$133M state fund. First awards went out Feb 2026.

28

Rental units awarded in Reno

One supportive housing project. Most of the money went to Southern Nevada, Fernley, and for-sale homes.

For Reno rentals: little direct impact so far.

LEGISLATIVE UPDATE · WHAT TO WATCH

DIDN'T PASS, LIKELY COMING BACK

AB 283

VETOED

Eviction Reform

After the notice, you'd file a complaint and the tenant gets 7 more judicial days to respond. Adds time. Similar bill vetoed in 2023.

AB 280

VETOED

Senior Rent Cap

5% cap on rent increases for tenants 62 and older.

AB 201

VETOED

Sealing Eviction Records

Would have expanded automatic sealing of eviction records.

AB 223

VETOED

Repairs and Habitability

A faster court process and rent escrow when repairs aren't made.

SB 10

FAILED

Corporate Home Buying

Corporations combined could buy only 1,000 Nevada homes a year. Apartments exempt. Failed by one vote, Nov 2025.

NEXT SESSION

Feb 2027

Several have been filed more than once. Expect to see them again.

SIX THINGS TO TAKE BACK TO YOUR OFFICE

01

Write It Down

Facts, dates, photos, report numbers.
In date order.

02

Right Notice, Right Amount

Match the notice to the problem. Only the
rent figure and late fees go on a 7-day.

03

Serve It Right

Use a process server or constable.
Keep the proof of service.

04

Same Rules for Everyone

Written screening criteria. Same rule,
same notice, same timeline.

05

No DIY Lockouts

Wait for the court order and let the Sheriff
do it. Change the locks while they're there.

06

Check Your Lease for AB 121

One rent number, the utility asterisk,
and a free way to pay.

Not sure? Call your attorney before you serve, not after.

QUESTIONS & LOCKOUTS

LOCKOUT QUESTIONS & OPEN FLOOR

Washoe County Deputy

How lockouts work on the ground, and your lockout questions.

Open Q&A

Notices, timelines, extended stays, criminal activity, the new laws.



**DOWNLOAD THE
SLIDES**

Scan with your phone camera

Thank you.