

January 6, 2026

Nevada Common Interest Communities  
Nevada Common Interest Community Managers

Re: *Legislative Updates*

Dear All:

My previous legislative update on June 25, 2025, discussed six (6) bills that were introduced in the 83<sup>rd</sup> legislative session that ended on June 2, 2025. Today's update addresses three (3) additional bills from the 83<sup>rd</sup> legislative session, all of which were signed into law. The complete text of the bills can be found at <http://www.leg.state.nv.us/>. A copy of the June 25, 2025 update is also provided herewith.

### **A.B. 376**

A.B. 376 is an insurance bill. Sec. 25.6 amends NRS 116.3113 subsections (1)(a) and (2) which require the association to maintain property insurance on the common elements and, in a building that contains units divided by horizontal boundaries (i.e., condominiums), insurance, to the extent reasonably available, on the units. A.B. 376 added a new subsection (3) which clarifies that association policies which include coverage for perils from wildfire need not extend that coverage to the units so long as the policy coordinates with or subrogates the unit owners property insurance policies for perils from wildfire.

### **A.B. 396**

A.B. 396 is a housing bill. Section 1 adds a new section to Chapter 278 of NRS which requires counties with populations of 100,000 and more (Clark and Washoe) and cities with populations of 60,000 and more, to adopt an ordinance allowing for an "accessory dwelling unit."

Sec. 5 makes two changes to NRS 116.2117 regarding amendments to the declaration. Subsection 4 prohibits amendments that change the boundaries or allocated interests of a unit without unanimous consent of those units' owners who are affected by the change and a majority of the remaining units. As amended, subsection 4 now requires a majority of the votes allocated to units not owned by the declarant.

Sec. 5 also adds a new subsection 9 to NRS 116.2117 pursuant to which an association may amend the declaration to restrict short-term rentals to meet lending or insurance requirements.

Sec. 6 changes the voting requirements to terminate a common-interest community in NRS 116.2118. Previously, a common-interest community could be terminated by a vote of at least 80 percent of the allocated votes of an association or any larger percentage the declaration specifies.



As amended, the approval must include votes from at least 80 percent of units not owned by the declarant.

Sec. 7 adds a common-sense amendment to NRS 116.31065 in light of changes to NRS 116.335 (discussed below in Sec. 8). “Except as otherwise provided in subsection 1 of NRS 116.355,” the rules adopted by an association “must be consistent with the governing documents . . .”

Sec. 8 makes substantial changes to NRS 116.335 regarding short-term rentals. Section 1 previously allowed the association to enforce restrictions on short term rentals if the restrictions were authorized by the declaration before the unit owner purchased the unit. As amended, an association can restrict short term rental if authorized by the declaration and the restrictions are necessary to meet lending or insurance requirements. Sec. 8 deletes subsections 2, 3, and 4, but amends subsection 5 so that the association may enforce restrictions on transient lodging that are imposed by federal, state or local laws and regulations, including NRS 244.35351 to 244.35359, or 268.09791 to 268.09799.

Sec. 9 adds a new subpart (g) to the resale package requirements in NRS 116.4109. The resale package must now include insurance certificates or proof of the required insurance coverages.


**S.B. 440**

S.B. 440 adds extensive new provisions regarding solar installations. An association can adopt rules regarding solar installations that are consistent with S.B. 440 if the governing documents of the association allow the association to impose restrictions on architectural improvements (essentially, architectural guidelines). An association that has not adopted such rules must approve a request for a solar installation within 15 days. An association that has adopted such rules shall act on the request within 35 days.

Feel free to contact me with any questions you may have regarding these new bills or any other questions you may have regarding your common-interest communities.

Sincerely,

MATUSKA LAW OFFICES, LTD.

By:   
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