CHAPTER 118A - LANDLORD AND TENANT: DWELLINGS

GENERAL PROVISIONS

NRS 118A.010 Short title.
NRS 118A.020 Definitions.
NRS 118A.030 “Abandoned property” defined.
NRS 118A.040 “Action” defined.
NRS 118A.050 “Building, housing and health codes” defined.
NRS 118A.060 “Cause” defined.
NRS 118A.070 “Court” defined.
NRS 118A.080 “Dwelling” and “dwelling unit” defined.
NRS 118A.090 “Exclude” defined.
NRS 118A.100 “Landlord” defined.
NRS 118A.110 “Normal wear” defined.
NRS 118A.120 “Owner” defined.
NRS 118A.130 “Person” defined.
NRS 118A.140 “Premises” defined.
NRS 118A.150 “Rent” defined.
NRS 118A.160 “Rental agreement” defined.
NRS 118A.170 “Tenant” defined.
NRS 118A.180 Applicability.
NRS 118A.190 Notice: Definition; service.
NRS 118A.200 Rental agreements: Signing; copies; required provisions; disputable presumptions; use of nonconforming agreement unlawful.
NRS 118A.210 Rental agreements: Payment of rent; term of tenancy.
NRS 118A.220 Rental agreements: Prohibited provisions.

OBLIGATIONS OF LANDLORD

NRS 118A.240 “Security” defined.
NRS 118A.242 Security: Limitation on amount or value; surety bond in lieu of security; duties and liability of landlord; damages; disputing itemized accounting of security; prohibited provisions.
NRS 118A.244 Notice or transfer of security or surety bond to tenant and successor in interest required upon transfer of dwelling unit.
NRS 118A.250 Receipts for security, surety bond, rent and other payments.
NRS 118A.260 Disclosure of names and addresses of managers and owners; emergency telephone number; service of process.
NRS 118A.270 Alternative method of disclosure.
NRS 118A.275 Disclosure of foreclosure proceedings on premises to prospective tenant; willful violation constitutes deceptive trade practice by landlord.
NRS 118A.280 Delivery of possession of premises.
NRS 118A.290 Habitability of dwelling unit.
NRS 118A.300 Advance notice of increase of rent.

OBLIGATIONS OF TENANT

NRS 118A.310 Basic obligations.

MISCELLANEOUS RIGHTS AND OBLIGATIONS OF LANDLORD AND TENANT

NRS 118A.320 Rules or regulations of landlord.
NRS 118A.325 Right of tenant to display flag of the United States in certain areas; conditions and limitations on exercise of right.
NRS 118A.330 Landlord’s access to dwelling unit.
NRS 118A.335 Landlord prohibited from employing certain persons without work card under certain circumstances; requirements governing issuance and renewal of work card; exceptions.
NRS 118A.340 Right of tenant or cotenant to terminate lease due to physical or mental disability or death.
NRS 118A.345  Right of tenant or cotenant to terminate lease due to domestic violence.
NRS 118A.347  Form of affidavit for written notice terminating lease due to domestic violence.

REMEDIES

NRS 118A.350  Failure of landlord to comply with rental agreement.
NRS 118A.355  Failure of landlord to maintain dwelling unit in habitable condition.
NRS 118A.360  Failure of landlord to comply with rental agreement or maintain dwelling unit in habitable condition where cost of compliance less than specified amount.
NRS 118A.370  Failure of landlord to deliver possession of dwelling unit.
NRS 118A.380  Failure of landlord to supply essential items or services.
NRS 118A.390  Unlawful removal or exclusion of tenant or willful interruption of essential items or services; procedure for expedited relief.
NRS 118A.400  Damage or destruction of dwelling unit by fire or casualty.
NRS 118A.410  Failure of landlord to disclose required information to tenant.
NRS 118A.420  Failure of tenant to comply with rental agreement or perform basic obligations: Damages; injunctive relief.
NRS 118A.430  Failure of tenant to comply with rental agreement or perform basic obligations: Termination of rental agreement.
NRS 118A.440  Failure of tenant to perform basic obligations: Remedial work by landlord may be charged to tenant.
NRS 118A.450  Abandonment of dwelling unit by tenant: Remedies; presumption.
NRS 118A.460  Procedure for disposal of personal property abandoned or left on premises.
NRS 118A.470  Holding over by tenant.
NRS 118A.480  Landlord's recovery of possession of dwelling unit.
NRS 118A.490  Actions based upon nonpayment of rent: Counterclaim by tenant; deposit of rent with court; judgment for eviction.
NRS 118A.500  Tenant's refusal to allow lawful access to dwelling unit; landlord's abuse of access.
NRS 118A.510  Retaliatory conduct by landlord against tenant prohibited; remedies; exceptions.
NRS 118A.520  When lien or security interest in tenant's household goods may be enforced; distraint for rent abolished; damages.

SAVING PROVISION

NRS 118A.530  Effect of chapter upon rental agreements entered into before July 1, 1977.