

Nevada HOA LAWS AND REGULATIONS

- [Federal Laws](#): In addition to state law regulations, the federal government has laws that govern the operation and management of condominium and homeowners' associations in the state of Nevada.
- [Nevada Fair Housing Law](#), NRS 118.010. The Act prohibits housing discrimination because of race, religious creed, color, national origin, disability, sexual orientation, gender identity or expression, ancestry, familial status or sex. The Act applies the protections provided under the [Fair Housing Act](#) (FHA) at the state level.

Victims can file a complaint with the [Nevada Equal Rights Commission](#) or [HUD](#) within one (1) year from the date of the discriminatory act. Victims may also file a private lawsuit in federal district court within two (2) years of the discriminatory act.

- [Nevada Debt Collections Law](#), N.R.S. § 649.370, et. seq.: The law regulates debt collection at the state level and contains provisions similar to the [Fair Debt Collection Practices Act](#) (FDCPA). The Act prohibits debt collectors from using abusive, unfair or deceptive practices when attempting to collect a debt.

HOA fees are considered “debts” under the FDCPA, and homeowners are protected “consumers.” Victims can file a complaint against a debt collector who is violating the law with the state’s [Attorney General's Office](#), [FTC](#), or [CFPB](#). Under the FDCPA, victims also have the right to sue a debt collector in state or federal court within one year from the date of the violation.

- [Nevada Nonprofit Corporations](#), N.R.S. § 82.006, et. seq.: Associations in Nevada must be organized as a profit or nonprofit corporation, association, limited-liability company, trust, partnership or any other form of organization authorized by the law.

If an association is a non-profit, as is the case with most Nevada associations, it will be governed by the [Nevada Nonprofit Corporation Act](#),* specifically with regard to corporate structure and procedure. For-profit associations are likewise governed by the Nevada Business Corporation Act.

- [Nevada Uniform Common-Interest Ownership Act](#), N.R.S. § 116.001, et. seq.: This chapter applies to all common-interest communities created within the state of Nevada, except as otherwise provided in this section and [NRS 116.1203](#). See [NRS 116.1201](#) for more on applicability of provisions of this chapter.
- [Nevada Condominium Act](#), N.R.S. § 117.010, et. seq.: This chapter provides a legal framework for community restrictions, assessments, transferring property interests, and the proceedings to foreclose on a lien. The provisions of this chapter applies to condominiums that recorded a survey map, diagrammatic floor plans, and a signed certificate before January 1, 1992. NRS 117.020(1).
- [Common-Interest Communities: Regulations of Community Managers and Other Personnel](#) - NAC Chapter 116A - This chapter regulates the the conduct of community managers and reserve study specialists and is administered by the [Nevada Real Estate Division](#).

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- *CHAPTER 82 - NONPROFIT CORPORATIONS

- GENERAL PROVISIONS

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- [82.010](#) Considerations in determining whether proposed name of nonprofit corporation is distinguishable from name of existing business entity.

- SOLICITATION OF CHARITABLE CONTRIBUTIONS

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- ANNUAL LIST
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