

NOTICE TO TENANTS

This Notice is provided pursuant to the provisions of Assembly Bill 486.

Rental Assistance programs may be available to help you and your landlord:

Washoe County Residents- <https://www.renoha.org/chap/>

The Renter Connect - <https://therenterconnect.org/> - Resources for tenants and landlords, including FAQs, and links to rental assistance programs.

Other Assistance-

Legal Assistance- <https://nvbar.org/for-the-public/pro-bono-for-the-public/>

Financial Assistance- <http://www.opportunityalliancenv.org/>

The provisions of Assembly Bill No. 486 are attached to this Notice. Sections 2, 3 and 4 of Assembly Bill 486 describe the following procedures :

Section 2 authorizes the tenant to claim an affirmative defense in any designated eviction proceeding that: (1) the tenant has a pending application for rental assistance; or (2) the landlord has refused to: (a) participate in the application process for rental assistance; or (b) accept rental assistance on behalf of the tenant. Section 2 also requires the Court to stay the proceedings upon the assertion of such affirmative defense unless the landlord receives an exemption.

Section 3 provides that if a landlord accepted rental assistance on behalf of a tenant who has defaulted in the payment of rent and the landlord pursued, continued to pursue or evicted the tenant for any reason that existed or arose during the period of default for which the rental assistance was received by the landlord, the tenant or the governmental entity who administered the rental assistance may file a claim of wrongful eviction against the landlord.

Section 4 provides that any designated eviction proceeding must be stayed for not more than thirty (30) days to facilitate a program of alternative dispute resolution established by rule by the Supreme Court or a district court or justice court.

The foregoing is summary only of the procedures set forth in Assembly Bill 486. Tenants are encouraged to review the entire content of Assembly Bill 486 to obtain further information.