

STEVE SISOLAK
Governor



STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
COMMON-INTEREST COMMUNITIES AND
CONDOMINIUM HOTELS PROGRAM
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To: Common-Interest Community and Condominium Hotel Industry

The Office of the Ombudsman has received numerous requests for guidance from the industry regarding how to respond to the COVID-19 pandemic. Since emerging details and guidelines are changing on a daily basis, we can only recommend that associations comply with any state and local guidelines received in response to COVID-19 (NAC 116.405[8][a]).

Regarding complying with requirements of NRS 116, we of course expect executive board members to fulfil their fiduciary duty and act in the best interest of the association (NRS 116.3103). We understand that some business may be limited, and no association will be punished by the Division for practicing social distancing and other measures as recommended by federal, state and local governments and health authorities during this time. We do however ask that proper disclosure is made and adequate documentation of any temporary changes to meetings (NRS 116.3108 & NRS 116.31083), hearings (NRS 116.31031), elections (NRS 116.31034), etc. is kept and maintained as an association record (NRS 116.31175[7]), the Division will rely on these records and other documentation maintained by the association when addressing questions or complaints about these decisions in the future.

The general welfare of Nevada residents is of the utmost importance to our office and we hope everyone is taking the necessary precautions to stay healthy.

Thank you,

A handwritten signature in blue ink, appearing to read "Charvez Foger".

Charvez Foger
Ombudsman