

CHAPTER 118A - LANDLORD AND TENANT: DWELLINGS

GENERAL PROVISIONS

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| 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. |
| NRS 118A.230 | Rental agreements: Unconscionability. |

OBLIGATIONS OF LANDLORD

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| 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

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| NRS 118A.310 | Basic obligations. |
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MISCELLANEOUS RIGHTS AND OBLIGATIONS OF LANDLORD AND TENANT

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| 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.