



**NEVADA  
HEALTH  
RESPONSE**

## **Guidance for Tenants and Landlords under Directive 031 – FAQs**

On August 31, 2020, Nevada Governor Steve Sisolak signed Declaration of Emergency Directive 031, which extends the statewide moratorium on evictions for an additional 45 days. Under this directive, landlords may not proceed with evictions due to nonpayment of rent through October 15, 2020. This guidance is intended to help both tenants and landlords understand Directive 031 along with the various assistance options available.

### ***Can my landlord evict me on September 1 for not being able to pay rent?***

No. Under Directive 031, eviction proceedings may not be initiated against tenants for nonpayment of rent until October 15, 2020.

### ***Do I have to pay my rent while the eviction moratorium is still in place?***

If you can afford to pay your rent during this period, you should. However, if you are unable to pay your rent because you lost your job or cannot afford it, your landlord cannot evict you during this period.

### ***Now that the eviction moratorium has been extended, what should I do?***

It is important that landlords and tenants communicate with one another to develop a plan for any missed rental payments that occurred during the eviction moratorium. Together, landlords and tenants can work to find rental assistance programs, work out flexible repayment options, and avoid potential evictions.

### ***When the eviction moratorium ends, will I owe all of my missed rent payments?***

Yes. While the eviction moratorium has helped Nevadans remain in their homes during the COVID-19 pandemic, it does not relieve a tenant of their obligation to make rent payments as outlined in a lease agreement. You will owe rent for all the months you have not paid during the eviction moratorium period unless you and your landlord worked out an alternative agreement.

### ***Are there any rental assistance programs available to help me pay the back rent I owe?***

The State of Nevada has set up the CARES Housing Assistance Program (CHAP) to provide rental assistance to tenants who have been negatively impacted by the COVID-19 pandemic. Under this program, tenants can apply for assistance and payments are made directly to landlords. For more information about CHAP or to apply for assistance, please visit: [housing.nv.gov](https://housing.nv.gov).

### ***What if I'm a homeowner with a mortgage or my landlord has a mortgage?***

More than 85% of Nevada home mortgages qualify for federally established forbearance options through their bank or lender through the end of the year. These Federal options are intended to be paired with long-term solutions for missed mortgage payments. The State encourages landlords

with mortgage-backed single-family rental homes to apply for forbearance and to pass that flexibility and relief down to their tenants. For more information on mortgage forbearance options please work directly with your lending institution or email [ask@nevadatreasurer.gov](mailto:ask@nevadatreasurer.gov).

***What should I do if my landlord is trying to evict me during the eviction moratorium?***

If you are a tenant experiencing any difficulty with this Directive, please file a complaint with the Nevada Attorney General's Office at [ag.nv.gov/Complaints/File\\_Complaint/](https://ag.nv.gov/Complaints/File_Complaint/).