

Governor Sisolak lifts Nevada eviction moratorium.
CDC Order in effect through Dec 31, 2020

Special thanks to Karsaz Law for providing valuable direction and insight in order for NVSAA to inform our members expeditiously. With the expiration of Nevada's eviction moratorium, please review the following information related to changes to the eviction process. The CDC Order is in effect until December 31, 2020 and **all eviction forms have been revised to include required language from the Supreme Court ruling on mediation. Refer to your Justice Court to determine what days can be counted based on their operating hours/policy.**

CDC Order

Brief overview of the CDC Order can be found [HERE](#)
FAQ's can be found [HERE](#)

CDC Declaration from Tenant

The guidance indicates that service of a CDC Declaration does not override the State judicial process. Therefore, it is our understanding you can serve a 7 or 30 Day Notice to Pay or Quit, even if you have been provided a CDC Declaration by a Tenant. This will lead to an eviction hearing during which the validity of the Declaration can be questioned and the decision to delay the eviction will be in the hands of the Justice Court Judges/Hearing Master.

CARES Act Properties

You are required to provide your tenant with a 30 Day CARES Act notice for the balance accrued between March and July before you can initiate eviction.
The 30 Day Notice is now a Pay or Quit Notice (required to be served by a process server, etc).
If you are only pursuing balances incurred August, September or October, you are able to proceed with a typical 7 Day Notice to Pay or Quit process. If tenant has a balance in both periods, you will provide both notices.

All Other Properties

You are permitted to initiate your non-payment of rent eviction using the 7 Day Notice to Pay or Quit form (via a process server, etc).

Mediation

The Supreme Court ruling added language to most standard eviction forms. Please refer to your Justice Court or Civil Law Self Help Center websites for updated forms.

Mediation can be initiated by either landlord or tenant.

Brief Overview of Mediation Ruling can be found [HERE](#)

Supreme Court Mediation Ruling can be found [HERE](#)

If you need further information, please email director@nvsaa.org or call 702.436.7662