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## Office of the Governor

June 16, 2023

The Honorable Francisco Aguilar  
Nevada Secretary of State  
101 North Carson Street  
Carson City, Nevada 89701

**Re: Assembly Bill 340 of the 82nd Legislative Session**

Dear Secretary of State Aguilar:

I am forwarding to you, for filing within the time limit set forth in the Nevada Constitution and without my approval, Assembly Bill 340 ("AB 340"), which is titled as follows:

AN ACT relating to property; revising provisions relating to summary evictions; and providing other matters properly relating thereto.

AB 340 would restructure Nevada's summary eviction process in a manner that would impose additional and unnecessary delays and costs on those seeking to remove individuals who unlawfully remain on their property after the termination of their lease. This bill would make our summary eviction process more time-consuming than our peer states and would create ambiguous threshold standards which could be ruled upon by a judge without any formal hearing, providing insufficient protections for Nevada property owners.

Since this bill makes Nevada an inhospitable environment for residential lessors, I cannot support it.

For these reasons, I veto this bill and return it to you without my signature or approval.

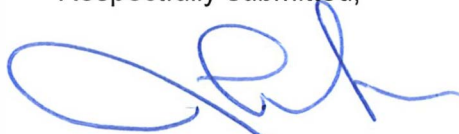
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Respectfully submitted,



JOE LOMBARDO  
*Governor of Nevada*

Enclosure

cc: The Honorable Stavros Anthony, President of the Senate (without enclosure)  
The Honorable Nicole Cannizzaro, Senate Majority Leader (without enclosure)  
The Honorable Steve Yeager, Speaker of the Assembly (without enclosure)  
Brendan Bucy, Secretary of the Senate (without enclosure)  
Susan Furlong, Chief Clerk of the Assembly (without enclosure)  
Brenda Erdoes, Esq., Legislative Counsel Bureau, Director (without enclosure)  
Bryan Fernley, Esq., Legislative Counsel (without enclosure)