



**NEVADA  
HEALTH  
RESPONSE**



# Eviction Relief for Nevadans

During the State of Emergency, the State of Nevada is asking landlords and lenders to help protect Nevada's public health by ensuring that Nevadans remain in their homes.

On March 29, Governor Sisolak issued a Directive pausing eviction and foreclosure proceedings, which will stay in place as long as Nevada is in a State of Emergency. It applies to traditional renters, those residing in extended stay motels and weekly rentals, and to homeowners with mortgages. On March 27, the President signed the CARES Act, which also created eviction and foreclosure protections.

See below for basic information about the Governor's Directive. You may also need to consult with a private attorney or Legal Aid to address your individual situation and to determine how the Directive or the CARES Act may affect you.

## TENANTS

- Those who have tested positive or who have been potentially exposed to COVID-19, including health care workers on the front lines, will be able to continue working without fear of eviction.
- Tenants are not free of rent or mortgage obligations. These payments are still due for the time you occupy the property. Landlords have financial responsibilities, too. The Directive encourages the negotiation of payment plans or other agreements within 30 days after the Governor declares an end to the State of Emergency.
- This Directive does not end contractual obligations between landlords and tenants. Landlords, tenants, and property managers must still follow the terms of their contracts.

## LANDLORDS

- Landlords should neither evict or begin the process of eviction during Nevada's State of Emergency. This includes evictions already filed in the courts.
- All fees associated with late rent payments must be waived during this period of emergency.
- Evictions are still allowed if a tenant poses a danger to other tenants or the public, is engaging in criminal activity, or is damaging the property. NOTE: A danger to others does NOT include people who have been diagnosed with COVID-19 or people who may have been exposed to COVID-19.
- Landlords are encouraged to work with their tenants to come up with repayment plans to help their tenants catch up on the rent they will continue to owe during this time. This includes repayment plans after the State of Emergency has terminated.
- Landlords, tenants, and property managers must still follow the terms of their contracts, including maintenance services.

For a complete list of tenants' and landlords' rights, read the full Directive at [nvhealthresponse.nv.gov](https://nvhealthresponse.nv.gov) and consult with a private attorney or legal aid organization.

Is your landlord still trying to evict you or your business during the moratorium?  
Help is available at the Nevada Attorney General's Office.  
File a complaint at [ag.nv.gov](https://ag.nv.gov)