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Office of the Governor

June 5, 2025

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

Re: Assembly Bill 185 of the 83rd 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 185 ("AB 185"), which is titled as follows:

AN ACT relating to child care; prohibiting the unit-owners' association of certain common-interest communities from prohibiting the operation of certain licensed child care facilities; authorizing, with certain exceptions, a tenant to operate a certain licensed child care facility; and providing other matters properly relating thereto.

While expanding access to child care is an important goal for supporting a productive workforce, AB 185 addresses the issue in a way that undermines the foundational principles of homeowners' associations (HOAs). HOAs exist to preserve a consistent and predictable living environment by allowing residents to agree, in advance, to a shared set of rules and community standards. This mutual agreement forms the basis of HOA governance and provides homeowners with the assurance that their neighbors will be held to the same standards they are.

AB 185 disrupts that balance by stripping HOAs of a key element of their regulatory authority—namely, the ability to restrict certain commercial activities, such as operating child care facilities, within the community. Unlike laws that impose minimal burdens in service of fundamental constitutional rights, this bill introduces potentially significant and

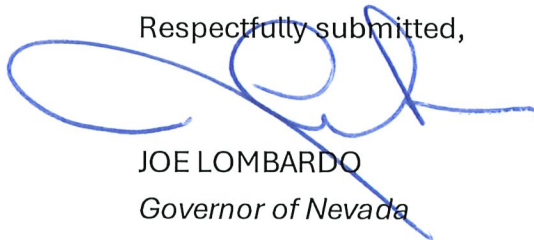
intrusive operational changes without a compelling constitutional justification. It alters the expectations that residents rely on when choosing to live in an HOA-governed community, threatening the uniformity and stability those communities are designed to protect.

It is important to note that people *choose* to live in HOA communities with the clear understanding that certain activities are governed by agreed-upon rules designed to protect the consistency of the neighborhood. AB 185 undermines that mutual understanding by allowing some owners to bypass long-standing community standards through legislative action.

Since AB 185 would erode the integrity of HOA governance and result in fundamental unfairness to owners who relied on HOA rules when purchasing their homes, I cannot support it.

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

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)
Bonnie Borda Hoffecker, Chief Clerk of the Assembly (without enclosure)
Diane Thornton, Legislative Counsel Bureau, Director (without enclosure)
Asher Killian, Legislative Counsel Bureau, Legislative Counsel (without enclosure)