

101 NORTH CARSON STREET  
CARSON CITY, NEVADA 89701-3713  
OFFICE: (775) 684-5670



1 STATE OF NEVADA WAY  
LAS VEGAS, NEVADA 89119-4339  
OFFICE: (702) 486-2500

## Office of the Governor

June 2, 2025

The Honorable Steve Yeager  
Speaker of the Nevada State Assembly  
401 South Carson Street  
Carson City, Nevada 89701

**Re: Assembly Bill 201 of the 83rd Legislative Session**

Dear Speaker Yeager:

I am forwarding to you, for filing within the time limit set forth in the Nevada Constitution and without my approval, Assembly Bill 201 ("AB 201"), which is titled as follows:

AN ACT relating to evictions; requiring the automatic sealing of certain eviction case court files under certain circumstances; revising the circumstances under which a court is authorized to seal certain eviction case court files; requiring the automatic sealing of certain case court files related to unjustified lockouts under certain circumstances; and providing other matters properly relating thereto.

AB 201 is a heavy-handed attempt at addressing a delicate issue that erodes judicial discretion related to eviction case file sealing almost entirely. Under current law, a judge balances the sealing of eviction-related case files with the public's interest in knowing the contents of those files. Through this balance, the judge can thoughtfully consider the circumstances surrounding each eviction and decide, in that specific instance, whether those circumstances warrant the privilege of record sealing. Since eviction matters often involve intricate factual analysis and reflection, it is unclear how the legislature can make that determination more precisely than the judge presiding over the matter.

Unfortunately, AB 201 would likely lead to less available, affordable housing for Nevada families. This bill would inhibit residential lessors' ability to accurately assess the risk of

renters because it deprives the lessor of information necessary to make informed business decisions. In so doing, it would cause lessors to perceive an increased risk associated with rental agreements and a corresponding rent increase may, unfortunately, follow. Even if lessors chose not to increase rent to compensate for increased risk, this bill would still probably lead to more blanket rejections of applicants with unclear histories. Critically, even if blanket rejections did not follow AB 201, it may cause lessors to be more dependent on credit scores which would have a disproportionately negative impact on young and low-income Nevadans.

Since this bill would eviscerate judicial discretion related to eviction case file sealing, deprive the public of critical information, and generally exacerbate affordable housing concerns, 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 Francisco Aguilar, Secretary of State (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)