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## 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 280 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 280 ("AB 280"), which is titled as follows:

AN ACT relating to real property; requiring, under certain circumstances, a landlord who collects from a prospective tenant any fee to apply to rent a dwelling unit to return such fees; prohibiting a landlord from collecting certain application fees for a minor in the household of a prospective tenant; requiring any written agreement for the use and occupancy of a dwelling unit or premises to contain separate appendices relating to fees and tenant rights; making it unlawful for a landlord or certain other persons to charge a tenant certain fees; temporarily prohibiting a landlord from entering into a rental agreement with certain existing tenants that increases the rent due from the tenant by more than a certain amount; and providing other matters properly relating thereto.

While protecting tenants is undeniably important, AB 280 imprecisely approaches this issue. Its broad requirements and restrictions would likely create burdens on property owners and complicate the rental process for both parties. The extensive information mandated in rental agreements under this bill has the potential to overwhelm tenants and landlords alike, making it more difficult to fully comprehend the terms. Rather than promoting clarity, this complexity could lead to confusion and, in some cases, even

increase the likelihood of rental disputes. A more streamlined approach would ensure that both parties understand their rights and obligations without the risk of unnecessary misunderstandings.

Additionally, the rent control provisions in AB 280, though well-intentioned, are likely to undermine housing affordability over time. Although AB 280 targets a specific population group, its implementation could trigger ripple effects that disrupt the rental market as a whole. By prohibiting landlords from increasing rent by more than 5% for certain tenants, the bill may inadvertently encourage preemptive rent hikes before the cap takes effect—making housing less attainable in the short term. In the long run, potentially as soon as this biennium, the cap could discourage investment in rental properties, especially as owners struggle with rising costs while being unable to adjust rents to match. Additionally, AB 280's restriction on fees could reduce property owners' ability to charge for incidental costs, which might lead to higher initial rent or other hidden costs. This could lead to a decline in housing quality and availability, disproportionately affecting the very populations the bill aims to protect.

Since AB 280 would introduce unnecessary and confusing disclosure requirements while also paving the way for unintended consequences that would disrupt the rental market, 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)