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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 283 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 283 ("AB 283"), which is titled as follows:

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

AB 283 is lopsided, red-tape laden, and would have disastrous consequences on Nevada's housing market. First, the bill imposes substantially increased court filing and documentation requirements, along with additional procedural steps, placing a heavy burden on already strained judicial resources. Second, as discussed in more detail in the veto message for this session's AB 201, eliminating judicial discretion through the automatic casefile sealing would likely exacerbate cost concerns as property owners are forced to determine alternate ways to accurately assess risk without regard to an applicant's potential eviction history. Finally, AB 283 creates a system that is, unfortunately, vulnerable to abuse. By shifting procedural burdens onto property owners, it risks punishing those owners and may inadvertently encourage tenants to be less accountable to the terms of their lease agreements.

Fundamentally, AB 283 imposes onerous obligations on property owners in the event of lease violations, hampers early detection of tenant issues, and expands government intervention in the housing market. I cannot support it.

For these reasons, I veto this bill and return it 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)  
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)