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Office of the Governor

June 5, 2025

The Honorable Francisco Aguilar
Nevada Secretary of State
401 South Carson Street
Carson City, Nevada 89701

Re: Senate Bill 121 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, Senate Bill 121 ("SB 121"), which is titled as follows:

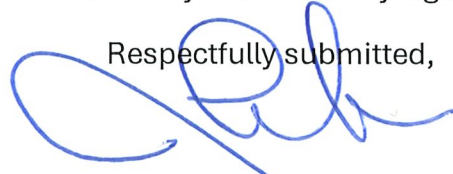
AN ACT relating to common-interest communities; prohibiting a unit-owners' association for a common-interest community from requiring landscaping under certain circumstances; revising provisions governing the collection of past due obligations by a unit-owners' association; revising provisions governing damages to real property in a unit-owners' association; prohibiting a unit-owners' association from restricting the parking of certain vehicles; requiring certain notice of termination or assignment of an agreement for the management of a common-interest community under certain circumstances; and providing other matters properly relating thereto.

Homeowners Associations (HOAs) are designed to foster a stable, attractive, and well-maintained community by empowering residents to collectively agree on and uphold clear, consistent standards that protect property values and enhance everyday quality of life. When individuals choose to purchase homes within HOA communities, they do so with full awareness of their responsibilities to maintain community standards—such as those addressed in SB 121 like installing backyard landscaping and keeping driveways free of oil stains. Specifically regarding backyard landscaping, this requirement serves practical purposes, including the prevention of excess dust and weed growth. It is unfair for some homeowners to bypass these agreed-upon rules, as doing so can negatively impact the community and impose practical burdens on others.

Additionally, HOAs represent the most direct and immediate form of community governance for thousands of residents across the state. Because HOAs are deeply embedded in the day-to-day realities of their neighborhoods, they possess a nuanced understanding of local needs and concerns. This proximity enables them to respond quickly and effectively to homeowner issues in ways that broader legislative measures often cannot. For this reason, it is both practical and appropriate to preserve the autonomy of HOAs, ensuring that their ability to govern remains flexible and responsive—without excessive interference from state mandates.

Since SB 121 undermines established, collectively agreed-upon HOA contracts by improperly overriding those agreements, I cannot support it.

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