

Breaking a Lease in Nevada: Tenant Rights and Landlord Options

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/nevada-breaking-a-lease>

Nevada lets survivors of domestic violence, harassment, sexual assault or stalking end a lease early with written notice and supporting documents. Older tenants or tenants with a disability who must move for care, and service members, have their own rights.

Key points

- A service member who enters active duty or receives qualifying orders can end a residential lease early with written notice and a copy of the orders.
- A tenant or cotenant who, or whose household member, is a victim of domestic violence, harassment, sexual assault or stalking can end the lease effective at the end of the rental period or 30 days after written notice, whichever comes first, with supporting documents.
- A month to month tenancy ends on at least 30 days of written notice, and a week to week tenancy on 7 days.

Nevada at a glance

Rule	Nevada	Law
Military service	A service member who enters active duty or receives qualifying orders can end a residential lease early with written notice and a copy of the orders.	Servicemembers Civil Relief Act (50 U.S.C. 3955)
Domestic violence survivors	A tenant or cotenant who, or whose household member, is a victim of domestic violence, harassment, sexual assault or stalking can end the lease effective at the end of the rental period or 30 days after written notice, whichever comes first, with supporting documents.	NRS 118A.345
Month-to-month notice	A month to month tenancy ends on at least 30 days of written notice, and a week to week tenancy on 7 days.	NRS 40.251

Mistakes to avoid

- Billing the tenant for every remaining month without trying to re-rent the unit.
- Ignoring a protected early termination notice because it is inconvenient.
- Agreeing to an early exit by phone without a written agreement.
- Keeping more of the deposit than the lawful deductions.

Verify current law

Laws named in this summary:

- Servicemembers Civil Relief Act (50 U.S.C. 3955)
- NRS 118A.345
- NRS 40.251
- NRS 118A.340

Official sources:

- Nevada Revised Statutes, chapter 118A (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-118A.html>
- Nevada Revised Statutes, chapter 40 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-040.html>
- Nevada Revised Statutes, chapter 116 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-116.html>
- Nevada Revised Statutes, chapter 11 (Nevada Legislature):
<https://www.leg.state.nv.us/NRS/NRS-011.html>

General information, not legal advice. Check current law and talk to a Nevada attorney before you act. Last reviewed October 29, 2026.