

Nevada Eviction Process: Notices, Court Steps and Timeline

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

Most Nevada nonpayment cases use the summary eviction process. The landlord serves a notice giving the tenant seven judicial days to pay or leave, and the tenant can contest it by filing an affidavit with the justice court before that deadline.

Key points

- For unpaid rent, the landlord serves a written notice to pay or surrender the home by the close of business on the seventh judicial day after service. Judicial days exclude weekends and court holidays.
- For a breach of another lease condition, the landlord serves a written notice giving the tenant five days to fix the problem or move out.
- A month to month tenancy can be ended without cause on at least 30 days of written notice, or 7 days for a week to week tenancy. Tenants who are older or have a disability can ask for more time.
- Eviction cases go to the justice court for the township where the home is located, or the district court where it has jurisdiction.
- To contest a summary eviction, the tenant files an affidavit with the court before the deadline in the notice, which is the close of business on the seventh judicial day.

Nevada at a glance

Rule	Nevada	Law
Notice for unpaid rent	For unpaid rent, the landlord serves a written notice to pay or surrender the home by the close of business on the seventh judicial day after service. Judicial days exclude weekends and court holidays.	NRS 40.2512 and NRS 40.253
Notice for a lease violation	For a breach of another lease condition, the landlord serves a written notice giving the tenant five days to fix the problem or move out.	NRS 40.2516
Ending a tenancy without cause	A month to month tenancy can be ended without cause on at least 30 days of written notice, or 7 days for a week to week tenancy. Tenants who are older or have a disability can ask for more time.	NRS 40.251

Rule	Nevada	Law
Where the case is filed	Eviction cases go to the justice court for the township where the home is located, or the district court where it has jurisdiction.	NRS 40.253
Tenant response time	To contest a summary eviction, the tenant files an affidavit with the court before the deadline in the notice, which is the close of business on the seventh judicial day.	NRS 40.253
Removal after judgment	If the court rules for the landlord, the sheriff or constable posts the removal order within 24 hours of receiving it and removes the tenant no sooner than 24 and no later than 36 hours after posting.	NRS 40.253
Typical overall timeline	An uncontested summary eviction often takes about two to four weeks from the notice to removal.	Court practice (estimate)

Timeline

Step	Typical time	Rule
Notice period for unpaid rent	7 court days	NRS 40.2512 and NRS 40.253
Notice period for a lease violation	5 days	NRS 40.2516
Tenant response after the case is served	7 court days	NRS 40.253
From judgment to removal	Short waiting period	NRS 40.253
Whole case, uncontested	A few weeks	Court practice (estimate)

Mistakes to avoid

- Demanding more than the rent actually owed in a notice for unpaid rent, for example by adding late fees or utilities.
- Counting the notice period wrong and filing a day too early.
- Taking partial rent after serving a notice without knowing how it affects the case.
- Keeping no proof of service. Write down who delivered the notice, how and when, and keep a copy.
- Trying to speed things up with a lockout, a utility shutoff or by moving belongings out.

Verify current law

Laws named in this summary:

- NRS 40.2512 and NRS 40.253
- NRS 40.2516
- NRS 40.251
- NRS 40.253
- NRS 118A.390

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.