

Nevada HOA Laws: Boards, Records, Assessments and Rentals

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

Nevada homeowner associations and condominiums follow the state's version of the Uniform Common-Interest Ownership Act, NRS chapter 116. It sets rules on records, board meetings, assessments, liens and foreclosure.

Key points

- Homeowner associations, condominiums and cooperatives follow Nevada's Uniform Common-Interest Ownership Act.
- On written request, the board must make the association's financial statement, budgets, reserve study and contracts available for review during regular working hours.
- The board meets at least once every quarter, and owners receive notice at least 10 days before each board meeting.
- Unpaid assessments become a lien on the unit, and the part covering up to nine months of regular assessments has priority over the first mortgage.
- An association may not foreclose based on a fine or penalty for breaking the governing documents unless the violation threatens health or safety or involves certain required schedules.

Nevada at a glance

Rule	Nevada	Law
Governing law	Homeowner associations, condominiums and cooperatives follow Nevada's Uniform Common-Interest Ownership Act.	NRS chapter 116
Owner access to records	On written request, the board must make the association's financial statement, budgets, reserve study and contracts available for review during regular working hours.	NRS 116.31175
Board meeting notice	The board meets at least once every quarter, and owners receive notice at least 10 days before each board meeting.	NRS 116.31083
Assessments and liens	Unpaid assessments become a lien on the unit, and the part covering up to nine months of regular assessments has priority over the first mortgage.	NRS 116.3116

Rule	Nevada	Law
Limits on foreclosure	An association may not foreclose based on a fine or penalty for breaking the governing documents unless the violation threatens health or safety or involves certain required schedules.	Uniform Common-Interest Ownership Act (NRS 116)
Rental restrictions	Associations can restrict renting only when the declaration allows it, and rules must generally tie to lender or insurer requirements.	NRS 116.335

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- NRS chapter 116
- NRS 116.31175
- NRS 116.31083
- NRS 116.3116
- Uniform Common-Interest Ownership Act (NRS 116)
- NRS 116.335

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.