

Nevada Landlord-Tenant Laws: Rights and Duties for Both Sides

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

Nevada's Residential Landlord and Tenant Act requires 24 hours of notice before entry, caps late fees at 5 percent of the rent and gives tenants repair and essential service remedies. Retaliation for good faith complaints is barred.

Key points

- Except in an emergency, the landlord gives at least 24 hours of notice and enters only at reasonable times during normal business hours unless the tenant agrees otherwise.
- After written notice, a landlord who does not fix a breach within 14 days can face termination, damages or a court order; small repairs up to the greater of \$100 or one month's rent can be made by the tenant and deducted, and essential services must be restored within 48 hours excluding weekends and holidays. Dollar figure checked on the official code on October 29, 2026.
- A landlord may not end or refuse to renew a tenancy, raise rent, cut services or threaten eviction because a tenant complained in good faith, joined a tenant group or used a legal remedy.
- A late fee must be reasonable, stated in the rental agreement and no more than 5 percent of the periodic rent, and the cap cannot grow based on an earlier late fee.
- In a tenancy longer than week to week, no late fee may be charged until at least three calendar days after rent is due.

Nevada at a glance

Rule	Nevada	Law
Notice before entry	Except in an emergency, the landlord gives at least 24 hours of notice and enters only at reasonable times during normal business hours unless the tenant agrees otherwise.	NRS 118A.330
Tenant repair remedies	After written notice, a landlord who does not fix a breach within 14 days can face termination, damages or a court order; small repairs up to the greater of \$100 or one month's rent can be made by the tenant and deducted, and essential services must be restored within 48 hours excluding weekends and holidays. Dollar figure checked on the official code on October 29, 2026.	NRS 118A.350, NRS 118A.360 and NRS 118A.380

Rule	Nevada	Law
Retaliation protection	A landlord may not end or refuse to renew a tenancy, raise rent, cut services or threaten eviction because a tenant complained in good faith, joined a tenant group or used a legal remedy.	NRS 118A.510
Late fees	A late fee must be reasonable, stated in the rental agreement and no more than 5 percent of the periodic rent, and the cap cannot grow based on an earlier late fee.	NRS 118A.210
Grace period	In a tenancy longer than week to week, no late fee may be charged until at least three calendar days after rent is due.	NRS 118A.210
Deadline to return the deposit	Within 30 days after the tenancy ends, the landlord must return the remaining deposit with an itemized written accounting.	NRS 118A.242

Mistakes to avoid

- Entering a unit without the notice the lease or the law requires.
- Letting a written repair request sit without a reply or a plan.
- Leaving required disclosures out of the lease packet.
- Applying screening criteria differently from one applicant to the next.
- Raising rent or ending a tenancy soon after a complaint without a documented, unrelated reason.

Verify current law

Laws named in this summary:

- NRS 118A.330
- NRS 118A.350, NRS 118A.360 and NRS 118A.380
- NRS 118A.510
- NRS 118A.210
- NRS 118A.242
- Residential Lead-Based Paint Hazard Reduction Act (42 U.S.C. 4852d)
- NRS 118A.303

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.