

Nevada Evictions

This guide is intended to provide legal information, education, resources, tools, and materials, in print and digital formats, regarding evictions during the COVID-19 pandemic. The information in this guide should NOT be construed as providing legal advice; any inquiries relating to legal issues should be directed to legal counsel.

Background Information on Evictions:

This section provides information on the different types of evictions, the eviction process, what the rights and responsibilities of both landlords and tenants are, and how the COVID-19 pandemic impacts the eviction process.

- [Las Vegas Civil Law Self-Help Center](#) Has an overview of the eviction process, different types of evictions, information for both landlords and tenants, and other information that maybe useful.
- [Incline Village Justice Court](#) Has an overview of the eviction process and explanation of the obligations of tenants and landlords.
- [Reno Justice Court](#) Brief overview of the eviction process and the different types of evictions that can be filed in the Reno Justice Court.
- [Sparks Justice Court](#) Brief overview of the eviction process and the different types of evictions that can be filed in the Sparks Justice Court. Further answers found in the [Frequently Asked Questions](#) section.
- [Nevada Legal Services](#) Has an overview of the eviction process, lockouts, utilities shut offs, and tenant rights. Additionally, they have an informational booklet [Nevada Landlord-Tenant Law](#).
- [Supreme Court of Nevada Access to Justice Commission](#) Brief overview of Landlord Tenant law with links to resources throughout the state. Additionally, they have a handbook on [Landlord Tenant & Evictions](#).
- Nevada Revised Statute: Statutes related to Landlord and Tenant issues. [NRS 118A](#), [NRS 118B](#), [NRS 118C](#), and [NRS 40](#).
- Books available at the Washoe County Law Library – contact the library for details and availability. The books listed below can be found in our library’s catalog [Landlord & Tenant Rights](#) book list.
 - *Every tenant's legal guide*, by Attorney Janet Portman and Marcia Stewart.
 - *Renters' rights*, by Attorney Janet Portman and Marcia Stewart.
 - *Every landlord's legal guide*, by Marcia Stewart, Ralph Warner & Janet Portman.
 - *First-time landlord: your guide to renting out a single-family home*, by Attorney Janet Portman, Ilona Bray, J.D. & Marcia Stewart.
 - *American law of landlord and tenant*, by Robert S. Schoshinski.

Eviction Process as it relates to COVID-19

- The [Centers of the Disease Control and Prevention](#) (CDC) issued a [new order temporarily halting evictions](#) for nonpayment of rent in counties with "substantial" or "high" levels of community transmission of COVID-19. This order will remain through October 3, 2021 for tenants who meet certain qualifications. For more information [read the new order](#).
 - The Consumer Financial Protection Bureau has a tool for renters and landlords to find local organizations that are distributing federal assistance to cover missed rent payments, utilities, and rental income during the pandemic. [Click here](#) it starting finding assistance. Have questions about federal assistance with rent, utilities, and rental income? Look at this [Consumer Financial Protection Bureau article](#).
 - See what resources the Department of Housing and Urban Development (HUD) has for [renters and homeowners](#).

Nevada

- [Assembly Bill 486 81st Session \(2021\)](#): related to rental aid and evictions proceedings.
- Order Approving Amendments to Eviction Mediation Rules for Designated Eviction Proceedings filed in [ADKT 0567](#), on June 25, 2021. Note there was an amendment to the Order, filed July 2, 2021.
 - [Renter Connect](#) at Home Means Nevada is an eviction mediation program that help to craft workable agreements between both landlords and tenants.
- [Declaration of Emergency Directive 043](#): Emergency Directive related to evictions moratorium, March 31, 2021.
 - [Directive 043 Guidance](#)
 - [Governor Sisolak signs Emergency Directive related to eviction moratorium extension, additional guidance issued](#).
 - Notice to Tenants – [English and Spanish](#)
 - [Instructions for Tenants](#)
- [Declaration of Emergency Directive 036](#): Emergency Directive related to evictions moratorium, December 14, 2020.
 - [Directive 036 – Guidance](#)
 - [Lease Addendum Promissory Note](#)
 - [Tenant Declaration](#)
- Eviction Mediation Program:
 - [Temporary Residential Summary Eviction Mediation Rules](#): On October 6, 2020, the Nevada Supreme Court issued an order adopting Temporary Residential Summary Eviction Mediation Rules, which can be found in Exhibit A of the order. These rules become effective October 15, 2020.

- [Order Adopting Justice Court Rule of Civil Procedure](#) : On October 6, 2020, the Reno Justice Court issued a rule change regarding applicants proceeding In Forma Pauperis for Summary Eviction cases, rule 111.
- [Administrator of Eviction Mediation Program](#): Home Means Nevada will be the Administrator of this program. Beginning October 15, 2020 a residential rental Eviction Mediation Program will be available to help craft agreements workable for both tenants and landlords. Mediation shall be conducted at no cost to the landlord or tenant. To find out more information for Tenants, Landlords, Attorneys, Mediators, and Attorneys refer to their websites below. Their contact information is:
 - Email renterinfo@homemnv.org
 - Websites: <https://therenterconnect.org> , <http://www.homemnv.org/renter-connect/> , and www.homemnv.org
- Revised Eviction legal forms for non-payment of rent for Landlords and Tenants.
 - Reno Justice Court:
 - [Affidavit of Tenant Non Pay](#)
 - [Affidavit of Landlord for Non Payment of Rent](#)
 - Las Vegas Justice Court:
 - Tenant: [Affidavit/Answer in Opposition to Summary Eviction Re Nonpayment](#)
 - Landlords: [Complaint for Summary Eviction for Nonpayment of Rent](#)
- [Directive 031 – Extension of Residential Evictions Moratorium \(08-31-2020\)](#)
- [Guidance for Tenants and Landlords Under Directive 031 – FAQs](#)
- [Orientación para inquilinos y propietarios según la Directiva 031 – Preguntas frecuentes](#)
- [Directive 025 – Gradual Lift of Evictions Moratorium](#)
- [Guidance for Tenants under Directive 025 – Frequently Asked Questions](#)
- [Guidance for Landlords and Tenants – General Frequently Asked Questions](#)
- [Guidance for Landlords under Directive 025 – Frequently Asked Questions](#)
- [Guidance for Commercial Properties under Directive 025 – Frequently Asked Questions](#)
- [Directive 025 Reference Chart](#)
- [Lease Addendum and Promissory Note for Rental Arrearages Due to COVID-19](#)

Federal funded Properties

- [CARES Act Eviction Moratorium](#) article by Congressional Research Service
- [Consumer Financial Protection Bureau](#) Has information on how the Coronavirus Aid, Relief, and Economic Security (CARES) Act provides certain protections from eviction and late fees due to nonpayment of rent for most tenants in federally subsidized or federally backed housing.

- To find out what type of housing you have, visit the [National Low Income Housing Coalition](#).

Lawsuits for Money

This section provides information on potential methods to obtain a monetary judgement, in terms of those wishing to sue and those who are being sued for money.

Small Claims: have a monetary limit of \$10,000.00

- [Las Vegas Civil Law Self Help Center](#): Provides an overview of small claims, how to sue someone, what to do if you are being sued, money collection, and mediation as a method to avoid court altogether.
- [Reno Justice Court](#): Brief overview of small claims and the small claims process.
 - Reno Justice Court, [How to File Small Claims](#).
 - Reno Justice Court, [How to Answer Small Claims](#).
- [Sparks Justice Court](#): Brief overview of small claims and the small claims process.
- [Incline Village Justice Court](#): Provides an overview of small claims to include information on when to use their small claims court, when not to, preparing for trial from the plaintiff and defendant point of views, and possible outcomes.

Civil Actions: have a monetary limit of \$15,000

- [Reno Justice Court](#): Brief description of a civil action.
 - Reno Justice Court: [How to File a Civil Action](#).
 - Reno Justice Court: [How to Answer a Civil Action](#).
- [Incline Village Justice Court](#): Brief description of how a plaintiff files a civil action and how a defendant would answer.

Monetary Value is over \$10,000

- [Las Vegas Civil Law Self Help Center](#): Has an overview of a civil case, has descriptions on which jurisdiction would be appropriate for your case (Justice Court or District Court), steps in pre-trial, trial, and post-trial stages.

Legal Forms

This section provides information on legal forms available for lawsuits for money, landlords, and tenants, but should NOT be construed as providing legal advice; any inquiries relating to legal issues should be directed to legal counsel.

Landlords

- [Supreme Court of Nevada Forms](#)
- [Reno Justice Court Forms](#)
 - Includes new revised Eviction Forms for non-payment of rent.
 - [Affidavit of Landlord for Non Payment of Rent](#)
- [Sparks Justice Court Forms](#)
- [Carson City Justice and Municipal Forms](#)
- [Incline Village Justice Court Forms](#)
- [Las Vegas Civil Law Self-Help Center Forms](#)
 - Includes new revised Eviction Forms for non-payment of rent.

- Landlords: [Complaint for Summary Eviction for Nonpayment of Rent](#)

Tenants

- [Supreme Court of Nevada Forms](#)
- [Reno Justice Courts Forms](#)
 - Includes new revised Eviction Forms for non-payment of rent.
 - [Affidavit of Tenant Non Pay](#)
- [Sparks Justice Court Forms](#)
- [Carson City Justice and Municipal Forms](#)
- [Incline Village Justice Court Forms](#)
- [Las Vegas Civil Law Self-Help Center Forms](#)
 - Includes new revised Eviction Forms for non-payment of rent.
 - Tenant: [Affidavit/Answer in Opposition to Summary Eviction Re Nonpayment](#)
- [Nevada Legal Services Forms](#)
- [Washoe Legal Services Forms](#)

Lawsuits for Money

- [Reno Justice Court Small Claims Forms](#)
- [Sparks Justice Court Small Claims Forms](#)
- [Incline Village Justice Court Small Claims Forms](#)
- [Las Vegas Civil Law Self Help Center Small Claims Forms](#)
- [Reno Justice Court Civil Action Forms](#)
- [Las Vegas Civil Law Self Help Center Lawsuits for Money Forms](#)
- [Washoe County Second Judicial Court Judgements for Money Forms](#) Under General Jurisdiction Related Forms.

Legal Assistance

Listed below are statewide and local organizations that provide low cost or free legal assistance to individuals who meet certain requirements that include, but are not limited to income, age, type of legal matter, etc.

- [Nevada Legal Services](#): (775) 284-3491; 204 Marsh Ave, Reno, NV.
- [Washoe Legal Services](#): (775) 329-2727; 99 S. Arlington Ave., Reno, NV.
- [Lawyer Information and Referral Service](#): 1 (800) 789-5747.
- [Lawyer in the Library](#): General Law is held every Wednesday by Washoe County Law Library.
- If you believe that you have been the victim of fraud, deception or an unfair business practice, please contact the [Nevada Attorney General's Office](#).
- [Volunteer Attorney's for Rural Nevadans \(VARN\)](#) : (775) 883-8278; 904 N. Nevada Street, Carson City, NV 89703.
- [Legal Aid Center of Southern Nevada](#): (702) 386-1070; 725 E. Charleston Blvd., Las Vegas, NV 89104.
- [Southern Nevada Senior Law Program](#): (702) 229-6596; 7690 West Sahara Ave. Las Vegas, Nevada 89117.

Court Contact information

This section provides contact information for courts listed in this guide. To confirm services provided, seek assistance with procedural questions, or for any other specific inquiries, please contact the courts directly.

- Reno Justice Court: 1 South Sierra Street, Reno, NV 89501; phone (775) 325-6500 or email RJCCivil@washoecounty.us.
- Sparks Justice Court: 1675 E. Prater Way, Suite #107, Sparks, NV 89434; phone (775) 353-7600 or email SJCCivil@washoecounty.us.
- Incline Village Justice Court: 865 Tahoe Boulevard, Suite 301, Incline Village, NV 89451; phone (775) 832-4100 or email IJCInfo@washoecounty.us.
- Washoe County Second Judicial District Court: 75 Court Street, Reno, NV 89501; phone for Resource Center (775) 325-6731 or Law Library (775) 328-3250, LawLibrary@washoecourts.us.

Low-income Housing Application

Listed below are organizations that can assist in finding affordable rental housing for Nevadans through several federally funded programs based on certain criteria. Please contact the organization for further information on their services and capability to assist in your situation.

- [Reno Housing Authority](#): 1525 East Ninth Street Reno, Nevada 89512, (775) 329-3630. Assists Washoe County.
- [Nevada Rural Housing Authority](#): 3695 Desatoya Drive, Carson City, Nevada 89701, (775) 887-1795, renthelp@nvrural.org. Assists the following counties: Carson City, Churchill, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Pershing, Storey, and White Pine.

Rental Assistance

This section provides a list of organizations that may be able to assist those unable to make rent as a result of the COVID 19 pandemic or other circumstances. Please contact the organization for further information on their services and capability to assist in your situation.

- The Consumer Financial Protection Bureau has a tool for renters and landlords to find local organizations that are distributing federal assistance to cover missed rent payments, utilities, and rental income during the pandemic. [Click here](#) it starting finding assistance. Have questions about federal assistance with rent, utilities, and rental income? Look at this [Consumer Financial Protection Bureau article](#).
- [Cares Housing Assistance Program](#): This program can potentially help homeowners, renters, and landlords. The Cares Housing Assistance Program may have a resource or program that can offer potential assistance to help with your rent, mortgage, or receipt of rental payments due to the COVID-19 pandemic.
- [Nevada 211](#): select “Download Northern Nevada COVID-19 Resources PDF” on the right-hand side for the most up to date PDF document. Call 2-1-1 or 1-866-535-5654.
- [United Way Northern Nevada and the Sierra](#): COVID-19 resources page. 639 Isbell Rd., Suite 460, Reno, NV 89509, (775) 322-8668.
- [Legal Aid Center of Southern Nevada](#): Legal and Financial Toolkit.

- [Catholic Charities of Northern Nevada](#): 5000 E. 4th Street, Reno, (775) 322-7073.
- [The Children's Cabinet](#): (775) 856-6200 or (775) 352-8090.
- [Family Resource Center](#): Northeast Reno Office (775) 337-9979, Sun Valley Office (775) 674-4411, Sparks Office (775) 353-5733, and North Valleys Office 677-5437.
- [The Frontier Community Action Agency](#): 657 Anderson Street, Winnemucca, Nevada 89445, (775) 623-9003. Assists Humboldt County.
- [Nevada Rural Housing Authority](#): 3695 Desatoya Drive, Carson City, Nevada 89701, (775) 302-5090, Toll-Free: (833) 328-0288, CovidHelp@NVRural.org. Assists the following counties: Carson City, Churchill, Douglas, Elko, Esmeralda, Eureka, Humboldt, Lander, Lincoln, Lyon, Mineral, Nye, Pershing, Storey, and White Pine.
- [Salvation Army - Carson City](#): 911 E. Second St., Carson City, Nevada 89701, (775) 887-9120.
- [Salvation Army - Reno](#): 1931 Sutro Street, Reno, (775) 688-4555. Assists Washoe County.
- [Washoe Affordable Housing Corporation](#): 1004 Forest Street Reno, Nevada 89509, (775) 334-3199.

Utility Assistance

This section provides a list of organizations that may be able to assist those unable to pay utilities as a result of the COVID 19 pandemic or other circumstances. Please contact the organization for further information on their services and capability to assist in your situation.

- The Consumer Financial Protection Bureau has a tool for renters and landlords to find local organizations that are distributing federal assistance to cover missed rent payments, utilities, and rental income during the pandemic. [Click here](#) it starting finding assistance. Have questions about federal assistance with rent, utilities, and rental income? Look at this [Consumer Financial Protection Bureau article](#).
- [Nevada 211](#): select "Download Northern Nevada COVID-19 Resources PDF" on the right hand side for the most up to date PDF document. Call 2-1-1 or 1-866-535-5654.
- [United Way Northern Nevada and the Sierra](#): COVID-19 resources page. 639 Isbell Rd., Suite 460, Reno, NV 89509, (775) 322-8668.
- [Legal Aid Center of Southern Nevada](#): Legal and Financial Toolkit.
- [Nevada Public Utilities Commission](#): COVID-19 utilities shutoff information for electric, natural gas, telecommunications, and water statewide.
- [NV Energy](#): (775) 834-4444, Español (775) 834-4700.
- [Truckee Meadows Water Authority](#): (775) 834-8080.
- [Catholic Charities of Northern Nevada](#): 5000 E. 4th Street, Reno, (775) 322-7073.
- [The Frontier Community Action Agency](#): 657 Anderson Street, Winnemucca, Nevada 89445, (775) 623-9003. Assists Humboldt County.
- [Salvation Army Carson City](#): 911 E. Second St., Carson City, Nevada 89701, (775) 887-9120.
- [Salvation Army Reno](#): 1931 Sutro Street, Reno, (775) 688-4555. Assists Washoe County.