



**NEVADA
HEALTH
RESPONSE**

Gov. Sisolak Guidance: Directive 008 – Evictions March 29, 2020 Las Vegas, NV

Understanding Governor Sisolak’s Directive for the moratorium on evictions

This directive is intended to keep people in their homes at a time when we are attempting to flatten the curve by encouraging all Nevadans to stay at home. As much as possible, people should NOT be out on the streets. Additionally, this is also not the time to come down hard on small businesses who have been forced to shut down and have been hit hard by the economic fallout of this pandemic. In order to keep Nevadans safe and stop the spread, the following directives will be in place as long as Nevada is in a state of emergency.

- Landlords cannot and should not change the locks or put notices on their tenants’ doors or mailboxes to scare them into moving out.
- There is one key exception to this rule: evictions are still allowed if a tenant poses a danger to other tenants or the public, is engaging in criminal activity, or is damaging the property.
 - **NOTE:** A danger to others does NOT include people who are self-isolating because they have been diagnosed with COVID-19, or if they are healthcare and first responders who may be exposed to COVID-19 due to the nature of their work.
- All health care workers who are battling COVID-19 on the frontlines every day will be able to continue working without fear of eviction.
- These rules also apply to small businesses. Landlords should neither evict nor begin the process of eviction while Nevada is under this state of emergency.

This directive does not mean tenants are free of their rent or mortgage obligations. Landlords have bills to pay and providing housing involves many costs to them. Even with the issuance of this Directive, the following conditions still apply:

- This Directive does not end contractual obligations between landlords and tenants. Landlords, tenants, and property managers must still adhere to the terms of their contracts, and rent is still due for the time you occupy the property.
- plan to recover owed rent and mortgage payments.

- Landlords and property managers must continue adhering to the basic provisions of their contracts regarding maintenance and other required services. For example, if a pipe bursts in your home through no fault of your own, and if your landlord is responsible for the repair under your lease agreement, your landlord must fix that pipe.
- All fees associated with late rent payments must be waived during this period of emergency. We encourage landlords to work with their tenants to come up with a plan to help their tenants catch up on the rent they will continue to owe during this time.
- This Directive applies to all evictions, including those already filed in the courts, except if those previously filed evictions were initiated due to the tenant posing some (non-COVID related) danger to other tenants or the public, criminal activity, or property damage.

The overarching goal here is to keep people at home, and any attempt to get around this Directive will be dealt with harshly.

This Directive is not meant to transfer financial hardship from one group of individuals to another, but rather to have a positive impact on countless Nevadans. This is to keep people in their homes and temporarily shield small businesses during an incredibly difficult time as we all work to protect the public health and safety of Nevada citizens.