



CAI NEVADA LEGISLATIVE ACTION COMMITTEE

Number of Homes in Nevada

- 828,712

Number of Homes in CICs

- 484,585

% of Homes in CIC

- 57%

Number of Registered CICs

- 2,978

CIC Size by Units

- | | |
|-----------------------|-------|
| • 0 Units | 131 |
| • 1-200 Units | 2,227 |
| • 201 – 500 Units | 467 |
| • 501 – 1,000 Units | 99 |
| • 1,001 – 2,000 Units | 40 |
| • 2,001 – 4,000 Units | 11 |
| • 4,001 – 6,000 Units | 1 |
| • 6,001 – 8,000 Units | 2 |

Municipal Burden Relief

- Code Compliance
- Flood Zone Maintenance
- Street Maintenance
- Street Lights
- Infrastructure
- Perimeter Walls
- Perimeter Landscape
- Backflow Maintenance
- Park and Recreational Areas

NRED Interventions FY2011

- 121 Opened
- 56 Dismissed
- 65 Still in Process

Of the 56 dismissed 35 were because the allegations were unsubstantiated.

Statistical Resources:

- NRED
- 2010 Census Quick Facts

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Why Legislative Advocacy Matters

The Nevada LAC (Legislative Action Committee) is the legislative advocacy arm of CAI National (Community Associations Institute) and CAI Nevada Chapter. While a national committee, we work closely with the local CAI Chapter. The Nevada LAC is made up of a varied group of homeowners, managers, and business partners within the industry.

Legislative advocacy success is seldom judged by what did happen, rather by what didn't. Rarely do you see positive stories about common interest communities, only the bad things, which are a very small percentage of what actually goes on in most communities.

In the 2011 session of the Nevada Legislature, approximately 20 bills impacting Common-Interest Communities were introduced, indicating our legislature believes our industry is in need of further regulation. The Nevada LAC contracts with a lobbyist, Gary Milliken, to assist in trying to slow down the pace of over-regulation and to help educate our legislators.

Increased regulation has many ramifications, including:

- **Decreased ability for homeowners to make their own decisions about their community**
- **Increased costs in administering a CIC**
- **Decreased ability to enforce deed restrictions**

All these things have a significant impact on homeowners, CIC's, and the businesses that provide services to them.

Following are more examples of legislation the Nevada LAC has successfully opposed, while working to support reasonable legislation. What would our industry (and your home and community) be like had some of these onerous bills become law?

- **Subjecting associations to the Open Meeting law that government has to adhere to.**
- **Prohibition on Architectural Review Fees**
- **Lifetime fine caps**

In the "Interim"....

The Nevada LAC has been busy developing position papers on where we stand on necessary changes to current provisions of NRS 116 to help educate our legislators on some of the lingering issues that affect common interest communities. These "White Papers" will be used by our grassroots participants to present a UNIFIED message out to our legislators.