

ASSEMBLY BILL NO. 359—ASSEMBLYMAN GARDNER

MARCH 17, 2015

Referred to Committee on Judiciary

SUMMARY—Revises provisions governing common-interest communities. (BDR 10-910)

FISCAL NOTE: Effect on Local Government: No.
Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to common-interest communities; revising provisions governing a unit-owners' association's lien for certain amounts due to the association; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

1 Under existing law, a unit-owners' association has a lien on a unit for certain
2 amounts due to the association, and an association may foreclose its lien through a
3 nonjudicial foreclosure process. (NRS 116.3116-116.31168) Under existing law,
4 generally, the association's lien is not prior to a first security interest on the unit
5 recorded before the date on which the amount sought to be enforced became
6 delinquent. However, the association's lien is prior to the first security interest on
7 the unit to the extent of certain maintenance and abatement charges and a certain
8 amount of assessments for common expenses. The portion of the association's lien
9 that is prior to the first security interest on the unit is commonly referred to as the
10 "super-priority lien." (NRS 116.3116) In *SFR Investments Pool 1, LLC v. U.S.*
11 *Bank*, 130 Nev. Adv. Op. 75, 334 P.3d 408 (2014), the Nevada Supreme Court held
12 that the foreclosure of the super-priority lien by the association extinguishes the
13 first security interest on the unit.

14 This bill provides that the foreclosure of the super-priority lien by the
15 association does not extinguish a first security interest on the unit or a second
16 mortgage or deed of trust on the unit. Thus, under this bill, if the holder of a
17 security interest, lien or encumbrance on a unit, other than the association,
18 forecloses on the unit, the association would be entitled to a distribution of the
19 proceeds of the sale in accordance with the priority accorded to the association's
20 lien under existing law. However, if the association forecloses its lien on a unit by
21 sale, the association's foreclosure does not extinguish the first security interest on
22 the unit or a second mortgage or deed of trust on the unit but does extinguish any
23 other security interest, liens or encumbrances subordinate to the association's lien
24 under existing law.



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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** (Deleted by amendment.)
2 **Sec. 2.** (Deleted by amendment.)
3 **Sec. 3.** (Deleted by amendment.)
4 **Sec. 4.** (Deleted by amendment.)
5 **Sec. 5.** (Deleted by amendment.)
6 **Sec. 6.** (Deleted by amendment.)
7 **Sec. 7.** NRS 116.3116 is hereby amended to read as follows:
8 116.3116 1. The association has a lien on a unit for any
9 construction penalty that is imposed against the unit's owner
10 pursuant to NRS 116.310305, any assessment levied against that
11 unit or any fines imposed against the unit's owner from the time the
12 construction penalty, assessment or fine becomes due. Unless the
13 declaration otherwise provides, any penalties, fees, charges, late
14 charges, fines and interest charged pursuant to paragraphs (j) to (n),
15 inclusive, of subsection 1 of NRS 116.3102 are enforceable as
16 assessments under this section. If an assessment is payable in
17 installments, the full amount of the assessment is a lien from the
18 time the first installment thereof becomes due.
19 2. A lien under this section is prior to all other liens and
20 encumbrances on a unit except:
21 (a) Liens and encumbrances recorded before the recordation of
22 the declaration and, in a cooperative, liens and encumbrances which
23 the association creates, assumes or takes subject to;
24 (b) A first security interest on the unit recorded before the date
25 on which the assessment sought to be enforced became delinquent
26 or, in a cooperative, the first security interest encumbering only the
27 unit's owner's interest and perfected before the date on which the
28 assessment sought to be enforced became delinquent; and
29 (c) Liens for real estate taxes and other governmental
30 assessments or charges against the unit or cooperative.
31 ↪ The lien is also prior to all security interests described in
32 paragraph (b) to the extent of any charges incurred by the
33 association on a unit pursuant to NRS 116.310312 and to the extent
34 of the assessments for common expenses based on the periodic
35 budget adopted by the association pursuant to NRS 116.3115 which
36 would have become due in the absence of acceleration during the 9
37 months immediately preceding institution of an action to enforce the
38 lien, unless federal regulations adopted by the Federal Home Loan
39 Mortgage Corporation or the Federal National Mortgage
40 Association require a shorter period of priority for the lien. If federal
41 regulations adopted by the Federal Home Loan Mortgage
42 Corporation or the Federal National Mortgage Association require a



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1 shorter period of priority for the lien, the period during which the
2 lien is prior to all security interests described in paragraph (b) must
3 be determined in accordance with those federal regulations, except
4 that notwithstanding the provisions of the federal regulations, the
5 period of priority for the lien must not be less than the 6 months
6 immediately preceding institution of an action to enforce the lien.
7 This subsection does not affect the priority of mechanics' or
8 materialmen's liens, or the priority of liens for other assessments
9 made by the association.

10 3. *Except as otherwise provided in this subsection, any*
11 *priority accorded to the association's lien under this section is a*
12 *priority in right and not merely a priority in payment from the*
13 *proceeds of the sale of the unit by a competing lienholder or*
14 *encumbrancer. The foreclosure by sale of the association's lien*
15 *does not extinguish the rights of the holder of:*

16 (a) *A first security interest described in paragraph (b) of*
17 *subsection 2; or*

18 (b) *A second mortgage or deed of trust on the unit recorded*
19 *before the date on which the assessment sought to be enforced*
20 *became delinquent.*

21 4. The holder of the security interest described in paragraph (b)
22 of subsection 2 or the holder's authorized agent may establish an
23 escrow account, loan trust account or other impound account for
24 advance contributions for the payment of assessments for common
25 expenses based on the periodic budget adopted by the association
26 pursuant to NRS 116.3115 if the unit's owner and the holder of that
27 security interest consent to the establishment of such an account. If
28 such an account is established, payments from the account for
29 assessments for common expenses must be made in accordance with
30 the same due dates as apply to payments of such assessments by a
31 unit's owner.

32 ~~14~~ 5. Unless the declaration otherwise provides, if two or
33 more associations have liens for assessments created at any time on
34 the same property, those liens have equal priority.

35 ~~15~~ 6. Recording of the declaration constitutes record notice
36 and perfection of the lien. No further recordation of any claim of
37 lien for assessment under this section is required.

38 ~~16~~ 7. A lien for unpaid assessments is extinguished unless
39 proceedings to enforce the lien are instituted within 3 years after the
40 full amount of the assessments becomes due.

41 ~~17~~ 8. This section does not prohibit actions to recover sums
42 for which subsection 1 creates a lien or prohibit an association from
43 taking a deed in lieu of foreclosure.



~~18-~~ 9. A judgment or decree in any action brought under this section must include costs and reasonable attorney's fees for the prevailing party.

~~19-~~ 10. The association, upon written request, shall furnish to a unit's owner a statement setting forth the amount of unpaid assessments against the unit. If the interest of the unit's owner is real estate or if a lien for the unpaid assessments may be foreclosed under NRS 116.31162 to 116.31168, inclusive, the statement must be in recordable form. The statement must be furnished within 10 business days after receipt of the request and is binding on the association, the executive board and every unit's owner.

~~10-~~ 11. In a cooperative, upon nonpayment of an assessment on a unit, the unit's owner may be evicted in the same manner as provided by law in the case of an unlawful holdover by a commercial tenant, and:

(a) In a cooperative where the owner's interest in a unit is real estate under NRS 116.1105, the association's lien may be foreclosed under NRS 116.31162 to 116.31168, inclusive.

(b) In a cooperative where the owner's interest in a unit is personal property under NRS 116.1105, the association's lien:

(1) May be foreclosed as a security interest under NRS 104.9101 to 104.9709, inclusive; or

(2) If the declaration so provides, may be foreclosed under NRS 116.31162 to 116.31168, inclusive.

~~11-~~ 12. In an action by an association to collect assessments or to foreclose a lien created under this section, the court may appoint a receiver to collect all rents or other income from the unit alleged to be due and owing to a unit's owner before commencement or during pendency of the action. The receivership is governed by chapter 32 of NRS. The court may order the receiver to pay any sums held by the receiver to the association during pendency of the action to the extent of the association's common expense assessments based on a periodic budget adopted by the association pursuant to NRS 116.3115.

Sec. 7.5. NRS 116.31166 is hereby amended to read as follows:

116.31166 1. The recitals in a deed made pursuant to NRS 116.31164 of:

(a) Default, the mailing of the notice of delinquent assessment, and the recording of the notice of default and election to sell;

(b) The elapsing of the 90 days; and

(c) The giving of notice of sale,

→ are conclusive proof of the matters recited.

2. Such a deed containing those recitals is conclusive against the unit's former owner, his or her heirs and assigns, and all other



1 persons. The receipt for the purchase money contained in such a
2 deed is sufficient to discharge the purchaser from obligation to see
3 to the proper application of the purchase money.

4 3. The sale of a unit pursuant to NRS 116.31162, 116.31163
5 and 116.31164 vests in the purchaser the title of the unit's owner
6 without equity or right of redemption **+** *subject to any security*
7 *interest described in paragraph (a) or (b) of subsection 3 of*
8 *NRS 116.3116.*

9 **Sec. 8.** (Deleted by amendment.)

10 **Sec. 9.** (Deleted by amendment.)

11 **Sec. 10.** (Deleted by amendment.)

12 **Sec. 11.** (Deleted by amendment.)

13 **Sec. 12.** (Deleted by amendment.)

14 **Sec. 13.** (Deleted by amendment.)

15 **Sec. 14.** (Deleted by amendment.)

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19 **Sec. 18.** (Deleted by amendment.)

20 **Sec. 19.** (Deleted by amendment.)

21 **Sec. 20.** (Deleted by amendment.)

22 **Sec. 21.** (Deleted by amendment.)



