

Nevada Legal Update 7

1. Assembly Bill 107 provides that eviction case court files relating to actions for summary eviction are sealed automatically and not open to inspection:
 - a. Upon the entry of a court order denying or dismissing the action for summary eviction
 - b. If a landlord fails to file an affidavit of complaint within 30 days after a tenant files an affidavit to contest the matter.
 - c. Neither A nor B
 - d. Both A and B

2. Sections 1 and 2 of Assembly Bill 133 also prohibit a local government or political subdivision of this State from taking adverse action against a landlord based solely on the request of a tenant or other person for emergency assistance.
 - a. True
 - b. False

3. Sections 1 and 2 of Assembly Bill 133 prohibit a landlord from taking _____ action against a tenant of a dwelling or manufactured home, including, without limitation, evicting or taking certain other punitive action based solely upon a tenant or other person in the rental property of the tenant requesting emergency assistance from a provider of emergency services based on a reasonable belief that an emergency response is necessary or that criminal activity has occurred.
 - a. Positive
 - b. Adverse
 - c. Negative
 - d. Eviction

4. Existing law provides that any provision of a rental agreement for a dwelling or rental agreement or lease for a manufactured home lot that waives or limits certain rights or remedies provided by law is void and unenforceable and therefore any provision in such a rental agreement or lease that allows adverse action against a tenant in violation of the provisions of sections 1 and 2 would be void and _____.
 - a. enforceable
 - b. valid
 - c. unenforceable
 - d. inefficient

5. Existing law provides that a nuisance includes conditions on a property that interfere with the free use or comfortable enjoyment of the property, including, without limitation, health hazards or the use of a property for the commission of certain _____.
 - a. Crimes
 - b. Omissions
 - c. Activities
 - d. Commissions

6. In Senate Bill 33 the federal Service members Civil Relief Act further provides that absent a court order or agreement, a sale, foreclosure or seizure of property for a breach of any such obligation is not valid if it is made during or within 1 year after the period of the service member's military service.
 - a. True
 - b. False

7. The provisions of the federal Service members Civil Relief Act that grant protection from a sale, foreclosure or seizure of property for a period of 1 year after a service member's military service currently remain effective until December 31, 2017, and on January 1, 2018, the period of protection will decrease to ____ days.
 - a. 90
 - b. 120
 - c. 364
 - d. None of the above

8. Section 1 provides that if a mortgagor or grantor of a _____ under a residential mortgage loan is a service member or, in certain circumstances, a dependent of a service member, a person is generally prohibited from initiating or directing or authorizing another person to initiate a foreclosure sale during any period the service member is on active duty or deployment or for a period of 1 year immediately following the end of such active duty or deployment.
 - a. Loan
 - b. Deed of trust
 - c. Lease
 - d. Contract

9. Under Senate Bill 352, existing law requires that for the purpose of calculating the _____ of an improvement, the actual age of the improvement must be adjusted when additions or replacements are made with a cumulative cost of least 10 percent of the replacement cost of the improvement.
 - a. Appreciation
 - b. Value
 - c. Depreciation
 - d. Negation

10. Senate Bill 352 authorizes the owner of a single family residence that is replaced after a flood, fire, earthquake or other event for which the _____ has proclaimed a state of emergency or declaration of disaster to apply to the county assessor for an exemption of a portion of the assessed value of the single-family residence.
 - a. President
 - b. Landlord
 - c. Fire Marshall
 - d. Governor

Nevada Legal Update 7 Answers

1. D
2. A
3. B
4. C
5. A
6. A
7. A
8. B
9. C
10. D