



Release Date: 03/01/2021

LVL EVICTIONS NEWSLETTER

45-Day Rent Increase Notice Process

How long will it take before I get the new rent?

SB 151, Sec-4.1 (a,b,c) {effective 07/01/2019} = NRS 40.280. Notices **MUST** be served by the **sheriff**, a **constable**, a **licensed process server**, or the **agent of an attorney** licensed in Nevada.

45-Day Rent Increase Notice

NRS 118A.300

Purpose: Landlord wants to increase the monthly rent amount paid.

Timeline-1: @ 45 Calendar Days, including weekends and holidays.

Timeline-2: @ 2 Rent Payments at normal rent amount, then **NEW** rent increase takes effect.

1. **09/01/2020 = 45-Day Rent Increase notice served.** Service day does NOT count. Notice is normally served on the 1st available Judicial (business) day. {09/01/2020 + 45 Calendar Days = 10/16/2020}

However, if the 45-Calendar days ends in the middle of a rent payment period, then that effective day shall be the next beginning rent payment period.

{11/01/2020}

2. 11/01/2020 = 1st Day NEW Rent Increase takes effect.

NOTE-1: Tenant shall pay @ (2) months of rent at the normal rent amount before the NEW rent increase amount takes effect.

Frequently Asked Questions (FAQs)

Question-1: How long do I need to wait before I my tenant has to pay me the new rent amount?

Answer-1: From the date the notice was served, count 45 calendar days. If that date falls after a normal rent due date, then you must wait until the following rent due date. Normally, your tenant will pay you old rent for @ 2 rent periods after the notice was served.

Question-2: What happens if my tenant does NOT pay the new rent amount at the end of the 45 calendar days (@ 2 rent periods) ?

Answer-2 : If your tenant fails to pay you the new rent then you will need to request a Rent notice be served on your tenant.

LVL Evictions [Las Vegas Landlord]

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