One Hour of GENERAL CLE Credit Test 66

Aftermath of the Nevada Eviction Moratorium

Please complete the following quiz by selecting the most accurate response/answer to the statements and questions below:

1. Governor Steve Sisolak declared a state of emergency on March 29, 2020.
   True **False**

2. Governor Sisolak's power to issue directives arises from his declaration of a state of emergency and NRS Chapter 414.
   True **False**

3. Directive 8 generally prohibited landlords from bringing court proceedings and from serving statutory notices on their tenants based upon lease defaults.
   True **False**

4. Directive 8 permitted evictions of tenants who:
   a. Seriously endanger the public or other residents.
   b. Engage in criminal activity.
   c. Cause significant damage to property.
   d. All of the above.

5. The fact that a tenant tested positive for COVID-19 was a permissible basis for finding that such tenant seriously endangers the safety of others.
   True **False**

6. Directive 8 did not affect eviction of commercial tenants.
   True **False**

7. Directive 8 prohibited property owners from proceeding with actions to remove unlawful and authorized occupants under NRS 40.412 and 40.414.
   True **False**

8. Directive 8 relieved tenants of their contractual obligations to pay rent in accordance with their leases or rental agreements.
   True **False**

9. During its effectiveness, Directive 8 prohibited landlords from charging late fees and other penalties for a tenant's nonpayment of rent.
   True **False**

10. Beginning August 1, 2020, Directive 25 permitted a residential landlord to initiate the following summary eviction actions:
    a. Actions for summary eviction for nonpayment of rent pursuant to NRS 40.253.
    b. Actions to remove a tenant at will pursuant to NRS 40.251(1)(a)(3).
    c. Actions to remove a tenant remaining in possession following service of a no-cause 30-day notice pursuant NRS 40.251(1)(b).
    d. Actions to remove a tenant in possession after default in payment of rent pursuant to NRS 40.2512.

11. On August 31, 2020, Governor Sisolak issued Directive 31, extending the Eviction Moratorium through October 14, 2020, with respect to residential tenants who fail to pay rent.
    True **False**

12. The agency order issued by the CDC prohibits a landlord from evicting a tenant on any basis through December 31, 2020.
    True **False**

13. Landlords and tenants are legally required to enter into repayment agreements with respect to past due rent.
    True **False**

14. Residential landlords and tenants may, but are not required to, use the form of repayment agreement attached to Directive 25.
    True **False**

15. The monthly repayment amount set forth in a repayment agreement shall not be more than 15 percent of the periodic rent in the lease agreement.
    True **False**

16. Terms of repayment agreements with respect to past due rent may be negotiated between landlords and tenants.
    True **False**

17. A repayment agreement may require a landlord and tenant to apply for any and all rental assistance or rental funding in the form of financial incentives, payments or relief due to the COVID-19 pandemic.
    True **False**

18. The Nevada Commercial Rental Assistance Grant is not an example of one of the rental assistance programs contemplated in question 17 above.
    True **False**

19. Some landlords are including confidentiality provisions in their repayment agreements.
    True **False**

20. Practitioners should continue to monitor additional pandemic related directives from the governor's office.
    True **False**

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THREE EASY STEPS TO CLE CREDIT – $45

1) Read the article on pages 19-20.
2) Answer the quiz questions on page 21. Each question has only one correct answer.
3) Send completed quiz along with this form and $45 processing fee.

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